



STATE OF ARKANSAS

**Department of Finance
and Administration**

DIVISION OF BUILDING AUTHORITY

501 Woodlane Street, Suite 101N
Little Rock, Arkansas 72201-1833
Phone: (501) 682-1833
Fax: (501) 682-5589
www.aba.arkansas.gov

MEMORANDUM

TO: Arkansas Legislative Council
Marty Garrity, Director, Bureau of Legislative Research

FROM: Anne W. Laidlaw, Director *AWL*
slw

RE: January 2019 Monthly Report

DATE: February 8, 2019

Cc: Governor Asa Hutchinson
Larry Walther, DFA Director

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 2019. 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.

DFA - DIVISION OF BUILDING AUTHORITY

**Monthly Report
January, 2019**

I. Real Estate Services

NEW LEASES:

Lease Number N9373 **Start Date** 1/1/2019 **End Date** 12/31/2019

Lessee Name Re-Nu Life Center

Property Name

Address 7301 West 13th Street - Buildings 7, 8, and 30 (kitchen)

City Pine Bluff **County Name** Jefferson

Sq Ft 16,000 **RateSF** **Annual Rent** \$1

Lessor Name Department of Community Correction **Principal** N/A

Comments: New one (1) year Public Advantage Lease between Arkansas Community Correction and entity conducting offender transitioning/treatment services.

Lease Number P3105 **Start Date** 6/1/2019 **End Date** 5/31/2029

Lessee Name Department of Finance and Administration - Revenue Division

Property Name Stadium Center

Address 3086 Martin Luther King Jr. Boulevard

City Fayetteville **County Name** Washington

Sq Ft 9,538 **RateSF** \$18.18 **Annual Rent** \$173,401

Lessor Name Mathias Shopping Centers, Inc. **Principal** Arthur Thurman

Comments: New ten (10) year Lease for the Revenue office in Fayetteville. Lease awarded through the Request For Proposal (RFP) bidding process.

Lease Number P3108 **Start Date** 6/1/2019 **End Date** 5/31/2029

Lessee Name Department of Finance and Administration - Office of Driver Services

Property Name Stadium Center

Address 3086 Martin Luther King Jr. Boulevard

City Fayetteville **County Name** Washington

Sq Ft 1,562 **RateSF** \$18.18 **Annual Rent** \$28,397

Lessor Name Mathias Shopping Centers, Inc. **Principal** Arthur Thurman

Comments: New ten (10) year Lease for Driver Services in Fayetteville. Lease awarded through Request For Proposal (RFP) bid process that was part of the Revenue Office relocation.

NEW LEASES:

Lease Number P3123 **Start Date** 7/1/2018 **End Date** 6/30/2019
Lessee Name U of A Board of Trustees - Pulaski Technical College
Property Name Arkansas Workforce Centers
Address 400 Edison Avenue
City Benton **County Name** Saline
Sq Ft 172 **RateSF** \$11.08 **Annual Rent** \$5,427
Lessor Name Central Arkansas Planning and Developmen **Principal** Rodney Larsen
Comments: New one (1) year Sublease for Pulaski Technical College.

Lease Number P3126 **Start Date** 1/15/2019 **End Date** 6/30/2021
Lessee Name North Arkansas College
Property Name
Address 218 & 220 East Ridge Avenue
City Harrison **County Name** Boone
Sq Ft 7,185 **RateSF** \$8.35 **Annual Rent** \$59,995
Lessor Name Caroline Frances Myers Revocable Trust, wi **Principal** Caroline Myers
Comments: New 30 (thirty) month Lease for North Arkansas College in Harrison.

LEASE RENEWALS:

Lease Number N6122 **Start Date** 2/1/2019 **End Date** 1/31/2024
Lessee Name New Cingular Wireless PCS, LLC
Address 1195 West Cleveland Street
City Fayetteville **County Name** Washington
Sq Ft **RateSF** **Annual Rent** \$57,885.89
Lessor Name University of Arkansas - Fayetteville **Principal** N/A
Comments: Five (5) year Automatic Lease renewal with rent increase of fifteen percent (15.00%), flat for the five-year term.

Lease Number N9314 **Start Date** 6/1/2019 **End Date** 5/31/2020
Lessee Name Radio Works Inc
Address Radio Station Tower
City East Camden **County Name** Calhoun
Sq Ft 16 **RateSF** **Annual Rent** \$7,200.00
Lessor Name Southern Arkansas University Tech **Principal** N/A
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P2012 **Start Date** 4/1/2019 **End Date** 3/31/2021
Lessee Name DFA - Office of Driver Services
Address 625 North First Street
City Jacksonville **County Name** Pulaski
Sq Ft 850 **RateSF** \$12.98 **Annual Rent** \$11,031.00
Lessor Name Jim Green **Principal** Jim Green
Comments: Two (2) year Lease Renewal with one percent (1.00%) rent increase.

Lease Number P2197 **Start Date** 4/1/2019 **End Date** 3/31/2020
Lessee Name Arkansas Development Finance Authority
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Sq Ft 3,900 **RateSF** \$3.75 **Annual Rent** \$14,640.00
Lessor Name VRC Companies, LLC **Principal** Danny Palo
Comments: One (1) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P2293 **Start Date** 3/1/2019 **End Date** 2/29/2020
Lessee Name Arkansas Department of Corrections
Address 7300 Dollarway Road
City Pine Bluff **County Name** Jefferson
Sq Ft 3,488 **RateSF** \$6.25 **Annual Rent** \$21,800.04
Lessor Name Samples Properties, LLC **Principal** Catherine Lewis
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P2297 **Start Date** 7/1/2019 **End Date** 1/31/2020
Lessee Name Northwest Arkansas Community College
Address 693 White Road
City Springdale **County Name** Washington
Sq Ft 12,922 **RateSF** \$12.00 **Annual Rent** \$155,064.00
Lessor Name Sierra R.E., LLC **Principal** Rick McCullough
Comments: Seven (7) month Lease Renewal with rent increase from \$11.00/square foot to \$12.00/square foot.

Lease Number P2324 **Start Date** 6/1/2019 **End Date** 5/31/2021
Lessee Name DHS - County Operations
Address 1467 Highway 61/412
City Cherokee Village **County Name** Sharp
Sq Ft 5,700 **RateSF** \$7.02 **Annual Rent** \$40,014.00
Lessor Name Franklin V. Thompson, Jr. Living Trust **Principal** Franklin Thompson
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P2358 **Start Date** 4/1/2019 **End Date** 3/31/2021
Lessee Name DFA - Revenue Division
Address 1818 South Division Street
City Blytheville **County Name** Mississippi
Sq Ft 2,250 **RateSF** \$10.64 **Annual Rent** \$23,940.00
Lessor Name Golden Keys, Inc. **Principal** Brad Hawks
Comments: Two (2) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P2381 **Start Date** 7/1/2019 **End Date** 6/30/2020
Lessee Name UAMS - Regional Programs - UAMS Northeast
Address 1300 South Church Street
City Jonesboro **County Name** Craighead
Sq Ft 6,600 **RateSF** \$8.45 **Annual Rent** \$55,800.00
Lessor Name Mike Soo d/b/a MAS Rentals, LLC **Principal** Mike Soo
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P2404 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name Arkansas Agriculture Department - Arkansas State Plant Board
Address 400 West Marr Street
City Pocahontas **County Name** Randolph
Sq Ft 200 **RateSF** \$2.10 **Annual Rent** \$420.00
Lessor Name Beatrice Harper d/b/a B & B Storage **Principal** Beatrice Harper
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P2441 **Start Date** 4/1/2019 **End Date** 3/31/2020
Lessee Name DHS - Division of Aging, Adult, and Behavioral Health Services - Arkansas St
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Sq Ft 3,100 **RateSF** \$3.74 **Annual Rent** \$11,160.00
Lessor Name VRC Companies, LLC **Principal** Danny Palo
Comments: One (1) year Lease Renewal with increase of 500 cubic feet of storage and change in Lessor and Lessee entity name.

Lease Number P2632 **Start Date** 11/1/2019 **End Date** 12/31/2019
Lessee Name Arkansas Department of Community Correction
Address 2679 Pike Avenue
City North Little Rock **County Name** Pulaski
Sq Ft 27,562 **RateSF** \$11.59 **Annual Rent** \$319,443.60
Lessor Name Pike Plaza Shopping Center, LLC **Principal** Gregg Mueller
Comments: Two (2) month Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P2640 **Start Date** 7/1/2019 **End Date** 6/30/2020
Lessee Name UAMS - Otolaryngology - Behavioral Medicine Clinic
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Sq Ft 75 **RateSF** \$4.80 **Annual Rent** \$360.00
Lessor Name VRC Companies, LLC **Principal** Danny Palo
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P2667 **Start Date** 1/1/2019 **End Date** 12/31/2019
Lessee Name UAMS - Regional Programs - South Central
Address 4747 Dusty Lake Road
City Pine Bluff **County Name** Jefferson
Sq Ft 5,763 **RateSF** \$14.95 **Annual Rent** \$86,156.88
Lessor Name Jefferson Hospital Association, Inc. **Principal** Wesley Trussell
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P2729 **Start Date** 3/1/2019 **End Date** 2/29/2020
Lessee Name Arkansas Department 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: One (1) year Lease Renewal with no other changes.

Lease Number P2784 **Start Date** 3/1/2019 **End Date** 2/29/2020
Lessee Name Arkansas Department of Environmental Quality
Address 1115 South Waldron Road
City Fort Smith **County Name** Sebastian
Sq Ft 2,400 **RateSF** \$9.00 **Annual Rent** \$21,600.00
Lessor Name Craig Cunningham **Principal** Craig Cunningham
Comments: One (1) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P2790 **Start Date** 7/1/2019 **End Date** 6/30/2020
Lessee Name Arkansas Department of Community Correction
Address 1923 West Main Street
City Heber Springs **County Name** Cleburne
Sq Ft 3,408 **RateSF** \$11.04 **Annual Rent** \$37,624.32
Lessor Name Lynn and Vicky Lockard **Principal** Lynn Lockard
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P2800 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name Arkansas Agriculture Department -Arkansas Forestry Commission
Address Twn 1 N, Rng. 19 W, NE1/4, NW1/4
City Jessieville **County Name** Garland
Sq Ft 0 **RateSF** **Annual Rent** \$1,200.00
Lessor Name Jessieville School District #1 **Principal** N/A
Comments: Two (2) year lease renewal with change in Lessee name.

Lease Number P2879 **Start Date** 7/1/2019 **End Date** 6/30/2020
Lessee Name UAMS - Regional Programs - UAMS South
Address 545 North Jefferson Street & 122 West Garland
City Magnolia **County Name** Columbia
Sq Ft 1,800 **RateSF** \$8.00 **Annual Rent** \$14,400.00
Lessor Name Chateau Rental Properties, L.L.C. **Principal** Nelda J. Pinner
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P2883 **Start Date** 1/1/2019 **End Date** 6/30/2019
Lessee Name Arkansas Department of Information Systems
Address 425 West Capitol Avenue
City Little Rock **County Name** Pulaski
Sq Ft 19,157 **RateSF** \$15.33 **Annual Rent** \$313,217.04
Lessor Name CADC - 1, LLC **Principal** Hank Kelley
Comments: Six (6) month Lease Renewal with Lessor repairing and replacing minor items on Premises.

LEASE RENEWALS:

Lease Number P2926 **Start Date** 1/1/2019 **End Date** 12/31/2019
Lessee Name Northwest Arkansas Community College
Address 275 Rheas Mill Road
City Farmington **County Name** Washington
Sq Ft 2,749 **RateSF** \$3.50 **Annual Rent** \$9,621.50
Lessor Name Farmington School District **Principal** N/A
Comments: One (1) year Lease Renewal with reduction in square feet and subsequent rent.

Lease Number P2976 **Start Date** 5/1/2019 **End Date** 4/30/2021
Lessee Name Arkansas State Police
Address 260 Shoppingway Boulevard
City West Memphis **County Name** Crittenden
Sq Ft 2,500 **RateSF** \$9.60 **Annual Rent** \$24,000.00
Lessor Name Guaranty Loan & Real Estate Co. **Principal** Randall Catt
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P3075 **Start Date** 6/1/2018 **End Date** 6/30/2021
Lessee Name Arkansas Agriculture Department - Arkansas State Plant Board
Address 1253 East Robinson Avenue
City Springdale **County Name** Washington
Sq Ft 100 **RateSF** \$6.00 **Annual Rent** \$600.00
Lessor Name Hwy 412 Mini-Storage LLC **Principal** Phil Culpepper
Comments: Two (2) year Lease Renewal with change in Lessor and Lessee name.

Lease Number P3087 **Start Date** 7/1/2019 **End Date** 6/30/2020
Lessee Name Arkansas Worker's Compensation Commission
Address 200 West Capitol Avenue - Levels 11, 12, 13, and 14 only
City Little Rock **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$36,300.00
Lessor Name Best Park, LLC **Principal** David Bogard
Comments: One (1) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P3088 **Start Date** 7/1/2019 **End Date** 6/30/2020
Lessee Name Arkansas Workers' Compensation Commission
Address 3rd Street and Spring Street
City Little Rock **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$5,256.00
Lessor Name Best Park, LLC **Principal** David Bogard
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P3094 **Start Date** 4/1/2019 **End Date** 3/31/2021
Lessee Name UAMS - IOA Center on Aging and Schmeiding Home Caregiver Training Pro
Address 8508 Dollarway Road
City White Hall **County Name** Jefferson
Sq Ft 100 **RateSF** \$4.56 **Annual Rent** \$456.00
Lessor Name Greg Terry D/B/A Terry Mini Storage **Principal** N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P6009 **Start Date** 5/1/2019 **End Date** 4/30/2021
Lessee Name DFA - Revenue Division
Address 201 South Oak Street
City Sheridan **County Name** Grant
Sq Ft 1,064 **RateSF** \$10.35 **Annual Rent** \$11,016.00
Lessor Name Greg Dunlap Construction, LLC **Principal** Greg Dunlap
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P6205 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name DHS - Division of County Operations
Address 100 Spring Street
City Jasper **County Name** Newton
Sq Ft 2,595 **RateSF** \$7.21 **Annual Rent** \$18,709.95
Lessor Name Newton County Special Service Corporation, **Principal** Sherry Campbell
Comments: Two (2) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P6266 **Start Date** 7/1/2019 **End Date** 6/30/2020
Lessee Name Social Work Licensing Board
Address 2020 West 3rd Street
City Little Rock **County Name** Pulaski
Sq Ft 857 **RateSF** \$12.00 **Annual Rent** \$10,284.00
Lessor Name 2020LR, LLC **Principal** Richard Kelly
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P7102 **Start Date** 4/1/2019 **End Date** 3/31/2021
Lessee Name DHS - County Operations
Address 131 Highway 71 Bypass South
City Waldron **County Name** Scott
Sq Ft 5,740 **RateSF** \$4.18 **Annual Rent** \$24,000.00
Lessor Name Gary Ashford and Joan Ashford **Principal** Gary Ashford
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P8035 **Start Date** 2/1/2019 **End Date** 1/31/2020
Lessee Name UAMS - Financial Management Services
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Sq Ft 110 **RateSF** \$7.09 **Annual Rent** \$780.00
Lessor Name VRC Companies, LLC **Principal** Danny Palo
Comments: One (1) year Lease Renewal with reduction of cubic feet and subsequent rent reduction.

Lease Number P9227 **Start Date** 3/1/2019 **End Date** 2/28/2021
Lessee Name Arkansas State Board of Collection Agencies
Address 523 Louisiana Street
City Little Rock **County Name** Pulaski
Sq Ft 1,762 **RateSF** \$15.34 **Annual Rent** \$27,030.48
Lessor Name Lafayette Building, LLC. **Principal** C. Chadwick Gallagher
Comments: Two (2) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number P9228 **Start Date** 2/1/2019 **End Date** 6/30/2019
Lessee Name Arkansas Spinal Cord Commission
Address 1501 North University Avenue
City Little Rock **County Name** Pulaski
Sq Ft 4,900 **RateSF** \$15.23 **Annual Rent** \$74,645.16
Lessor Name RPM, Management Company, Inc., as Agen **Principal** Kris Upton
Comments: Five (5) month Lease Amendment with no other changes.

Lease Number P9619 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name DHS - County Operations
Address 1603 Edison Avenue
City Benton **County Name** Saline
Sq Ft 8,000 **RateSF** \$6.60 **Annual Rent** \$52,800.00
Lessor Name Saline County, Arkansas **Principal** N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P9668 **Start Date** 8/1/2019 **End Date** 12/31/2019
Lessee Name Arkansas Department of Community Correction
Address 105 West Capitol Avenue
City Little Rock **County Name** Pulaski
Sq Ft 31,844 **RateSF** \$13.85 **Annual Rent** \$441,039.36
Lessor Name Gupta Vanderbilt Court I Limited Partnership **Principal** Kristine Gupta
Comments: Five (5) month Lease Renewal with no other changes.

Lease Number P9689 **Start Date** 1/1/2019 **End Date** 12/31/2020
Lessee Name DFA - Revenue Division
Address 200 Woodbine Street
City Hot Springs **County Name** Garland
Sq Ft 1,643 **RateSF** \$11.25 **Annual Rent** \$18,483.72
Lessor Name Garland County, Arkansas **Principal** N/A
Comments: Two (2) year Lease Renewal with rent increase of \$1.02/square foot.

LEASE RENEWALS:

Lease Number P9772 **Start Date** 7/1/2019 **End Date** 6/30/2020
Lessee Name UAMS - Department of Pediatrics - Foster Care
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Sq Ft 480 **RateSF** \$4.20 **Annual Rent** \$2,016.00
Lessor Name VRC Companies, LLC **Principal** Danny Palo
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P9838 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name DFA - Office of Field Audit
Address 1020 Goblin Drive
City Harrison **County Name** Boone
Sq Ft 1,200 **RateSF** \$8.50 **Annual Rent** \$10,200.00
Lessor Name Ron and Karen Moore **Principal** N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P9881 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name DFA - Office of Child Support Enforcement
Address 318 Edison Avenue
City Benton **County Name** Saline
Sq Ft 10,650 **RateSF** \$9.55 **Annual Rent** \$101,707.56
Lessor Name Doris A. Bailey **Principal** Doris A. Bailey
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P9896 **Start Date** 12/1/2018 **End Date** 11/30/2019
Lessee Name UAMS - Department of Pediatrics - Head Start
Address 7501 Colonel Glenn Road
City Little Rock **County Name** Pulaski
Sq Ft 6,800 **RateSF** \$4.23 **Annual Rent** \$28,784.04
Lessor Name Dennis Bluff Estates LLC **Principal** Christopher Dennis
Comments: One (1) year Lease Renewal with \$200.00 per month rent increase and removal of Lessee's "up to \$500" repair clause from Lease.

LEASE RENEWALS:

Lease Number P9935 **Start Date** 5/1/2019 **End Date** 4/30/2021
Lessee Name Arkansas State Police
Address 1009 West Main Street
City Walnut Ridge **County Name** Lawrence
Sq Ft 2,800 **RateSF** \$7.97 **Annual Rent** \$22,316.04
Lessor Name Danny F. Gibson and Sue J. Gibson **Principal** Danny F. Gibson
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P9966 **Start Date** 6/1/2019 **End Date** 5/31/2020
Lessee Name UAMS - Pulmonary and Critical Care Medicine
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Sq Ft 340 **RateSF** \$4.24 **Annual Rent** \$1,440.00
Lessor Name VRC Companies, LLC **Principal** Danny Palo
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P9967 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name DHS - County Operations
Address 406 North Illinois Avenue
City Harrisburg **County Name** Poinsett
Sq Ft 16,461 **RateSF** \$11.28 **Annual Rent** \$185,680.08
Lessor Name Young and Young Development Co., LLC **Principal** J.R. Young
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number S8316 **Start Date** 1/1/2019 **End Date** 12/31/2020
Lessee Name DHS - 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 **Principal** N/A
Comments: Two (2) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number S8419 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name Arkansas Department of Aeronautics
Address 2315 Crisp Drive
City Little Rock **County Name** Pulaski
Sq Ft 1,778 **RateSF** \$10.30 **Annual Rent** \$18,313.44
Lessor Name Arkansas State Police **Principal** N/A
Comments: Two (2) year year Lease Renewal with no other changes.

Lease Number T6037 **Start Date** 2/1/2019 **End Date** 1/31/2022
Lessee Name Wireless, Etc., Inc.
Address 105 Reserve Avenue
City Hot Springs **County Name** Garland
Sq Ft **RateSF** **Annual Rent** \$2,546.88
Lessor Name ADCE - Division of Arkansas Rehabilitation **Principal** N/A
Comments: Three (3) year Rooftop Lease Renewal with rent increase of two percent (2.00%) annual increases.

LEASE CHANGES:

Lease Number N9241 **Start Date** 9/1/2018 **End Date** 6/30/2019
Lessee Name Employment and Training Services, Inc.
Address 1015 Linwood Drive
City Paragould **County Name** Greene
Sq Ft 1008 **RateSF** \$12.52
Lessor Name Arkansas Department of Workforce Service **Principal** N/A
Comments: Change Amendment to reflect reduction in Sublessee's square footage and subsequent rent.

Lease Number P3007 **Start Date** 1/1/2019 **End Date** 1/31/2026
Lessee Name Arkansas Department of Community Correction
Address 1001 West Walnut Street
City Rogers **County Name** Benton
Sq Ft 10400 **RateSF** \$8.49
Lessor Name G & N Huber Commercial, LLC **Principal** George Huber
Comments: Change Amendment to reflect change in Lessor entity name.

Lease Number P3074 **Start Date** 11/30/2018 **End Date** 8/31/2020
Lessee Name UAMS - Center on Aging and Schmieding Home Care Giver Training ProgramPr
Address 2414 South 57th Street
City Fort Smith **County Name** Sebastian
Sq Ft 3369 **RateSF** \$10.14
Lessor Name 56th Street Properties, LLC **Principal** Raymond Merrill
Comments: Change Amendment to reflect ownership change and Lessor mailing address commencing effective 11-30-18.

LEASE CANCELLATIONS:

Lease Number P3058
Lessee Name Arkansas State Police
Address 3205 North Washington Street
City Forrest City **County Name** St. Francis
Lessor Name ModSpace Corporation
Comments: Agency letting lease for modular unit storage expire effective 1-31-19, with no further obligation to either party.

Lease Number P8153
Lessee Name Black River Technical College
Address Pocahontas Airport
City Pocahontas **County Name** Randolph
Lessor Name City of Pocahontas, Arkansas
Comments: Lease between City of Pocahontas and Black River Technical College should have been terminated in 1990 after property transferred to Black River.

II. Construction Section

Contracts:

Current Projects under Contract:	105		
Value of Current Projects:		\$	97,007,305.60
New Contracts:	6		
(See attached New Contract report)			
Value of New Contracts:		\$	1,723,581.00
Change Orders approved:	19		
(See attached Change Order report)			
Change Order Increase:		\$	409,899.43
Change Order Decrease:		-\$	178,503.48
Projects Completed:	13		
Value of Completed Projects:		\$	4,717,730.34

Bid Process and Openings:

Projects in the Bid Process	19
Bid Openings:	
(See attached Bid Opening Report)	6
Emergency Bid:	1
Rebid Projects:	1
Projects Within Budget:	5
Project Over Budget	1

Project Observations:

Field Inspections Conducted:	57
Final Inspections Conducted	5

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
6151901A	DFA- Division of Building Authority	\$136,550.00
Asbestos Abatement, Ground Flr. 501 Bldg.		\$90,000.00
1 /8 /2019	EMTEC Consulting	Design / Bid / Build
2:00:00 PM	Environmental Protection Associates of Russellville, I	
7101905	Department of Human Services	\$74,500.00
Emergency Drainage Repairs, ASH		\$285,000.00
1 /3 /2019	Morris and Associates Architects, Environmental Consultants	Emergency
2:00:00 PM	Diamond Construction Company	
9001818	Arkansas Department of Parks and Tourism	\$145,000.00
Site Improvements at Louisiana Purchase State Park		\$206,807.61
1 /24/2019	McClelland Consulting Engineers, Inc.	Design / Bid / Build
2:00:00 PM	Cliff Childress Construction	
9001904	Arkansas Department of Parks and Tourism	\$875,384.00
WWT and Drip Dispersal at Lake Ouachita		\$1,002,687.00
1 /16/2019	Pollution Management, Inc.	Design / Bid / Build
2:00:00 PM	Homemark Properties AKA Doxa Const.	
9001907	Arkansas Department of Parks and Tourism	\$543,212.00
Phase 1 Turf Replacement at War Memorial Stadium		\$352,870.50
1 /8 /2019	Wittenberg Delony & Davidson Architects	Design / Bid / Build
2:30:00 PM	Field Turf USA	
9551901	Arkansas State Crime Labortory	\$518,000.00
ASCL - Serology Lab Renovation		\$525,700.00
1 /23/2019	Hight-Jackson Associates, P.A.	Design / Bid / Build
2:00:00 PM	Corco Construction, LLC	

New Contracts

Agency Name	Project Name	Contract Amount
Project Number	Design Professional Name	
Date Approved	Contractor Name	

Arkansas Department of Health

6451901	Arkansas Department of Health Warehouse Reroofing	\$182,516.00
1 /2 /2019	Stocks-Mann Architects, PLC Roberts McNutt	

Department of Human Services

7101904	Repair of Ground Storage Tank at Mansfield JTC	\$94,777.00
1 /30/2019	Morris and Associates Architects, Environmental Co Leher Painting Enterprises, Inc.	

DFA- Division of Building Authority

6151901A	Asbestos Abatement, Ground Flr. 501 Bldg.	\$90,000.00
1 /29/2019	EMTEC Consulting Environmental Protection Associates of R	

Military Department of Arkansas

9751826	CMTC Building 1781 Renovation	\$567,588.00
1 /25/2019	Fennell Purifoy Architects Cornerstone Construction of Russellville, I	

9751835	RMTC AASF Demolition Project, State Military Dept.	\$148,000.00
1 /9 /2019	Bond Consulting Engineers K. & E Construction, Inc.	

9751848	Statewide Force Protection Improvements	\$640,700.00
1 /9 /2019	Garver Engineers Shields & Associates, Inc.	

Change Order Summary

6151804A DFA- Division of Building Authority DFA- Division of Building Authority, IN-
 Tenant Finish Out, 4th Floor Center Reno 501 Bldg HOUSE
 Brister 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 /14/2019	2	Owner Requested	\$0.00	(\$4,561.97)	0

9001809 Arkansas Department of Parks and Tourism McClelland Consulting Engineers, Inc.
 Marina Boat Dock B and C Replacement Lake Ouachita
 Larry Diggs Construction Company, 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 /15/2019	3	Time Extension	\$0.00	\$0.00	50
1 /15/2019	3	Owner Requested	\$11,267.00	\$0.00	0

9001812 Arkansas Department of Parks and Tourism Taylor-Kempkes Architects
 Lodge Ventilation Improvements at DeGray Lake SP
 Jones Consulting, 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 /11/2019	3	Owner Requested	\$55,111.08	\$0.00	0
1 /11/2019	3	Time Extension	\$0.00	\$0.00	21

9001816 Arkansas Department of Parks and Tourism Borne Firm Architects, P.A.
 Windows Replacement at Lake Dardanelle State Park
 Dixon Contracting, 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 /29/2019	1	Time Extension	\$0.00	\$0.00	42
1 /29/2019	1	Owner Requested	\$905.44	\$0.00	0

9301707 Arkansas Department of Environmental Quality FTN Associates, Ltd.
 Remedial Action at Baldwin Piano Phase 1
 The Southern Company of North Little Rock, 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 /11/2019	1	Time Extension	\$0.00	\$0.00	30

9301801 Arkansas Department of Environmental Quality FTN Associates, Ltd.
 Former Varnadore Coal Mine
 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 /29/2019	1	Unforeseen Condition	\$9,000.00	\$0.00	0

9601701 Arkansas State Police Wittenberg Delony & Davidson Architects
 New Troop F Headquarters
 Simmons & Sons 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 /4 /2019	5	Owner Requested	\$2,695.70	\$0.00	0
1 /4 /2019	5	Time Extension	\$0.00	\$0.00	10

9601702 Arkansas State Police H & N Architects, PLLC
 New Multipurpose Training Facility, Camp Robinson
 Key Builders 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 /24/2019	6	Time Extension	\$0.00	\$0.00	30

9601705 Arkansas State Police Hight-Jackson Associates, P.A.
 New Troop L HQ
 Turn Key Construction Management, 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 /15/2019	7	Unforeseen Condition	\$2,918.40	\$0.00	0
1 /15/2019	7	Time Extension	\$0.00	\$0.00	7
1 /15/2019	7	Owner Requested	\$22,550.93	\$0.00	0
1 /15/2019	7	Substitution / Alternative Method	\$0.00	(\$169,117.98)	0
1 /28/2019	8	Substitution / Alternative Method	\$0.00	(\$4,277.11)	0
1 /28/2019	8	Unforeseen Condition	\$2,528.10	\$0.00	0
1 /28/2019	8	Time Extension	\$0.00	\$0.00	7
1 /28/2019	8	Owner Requested	\$26,593.55	\$0.00	0
1 /29/2019	9	Item Not Shown Or Specified	\$9,494.03	\$0.00	0

9601801 Arkansas State Police Wittenberg Delony & Davidson Architects
 New Troop I HQ
 Western Millwright Services, 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 /4 /2019	4	Time Extension	\$0.00	\$0.00	30
1 /4 /2019	4	Owner Requested	\$173,416.74	\$0.00	0

9751738 Military Department of Arkansas Stuck Associates Architects
 Fayetteville National Guard Restroom Renovation
 Ellingson Contracting

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
1/14/2019	1	Item Not Shown Or Specified	\$1,420.93	\$0.00	0
1/14/2019	1	Owner Requested	\$459.50	\$0.00	0

9751740 Military Department of Arkansas Lockeby & Associates, Inc.
 RMTTC Building 1301 AON Renovation
 Shields & Associates, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
1/31/2019	5	Owner Requested	\$17,137.96	\$0.00	0

9751810 Military Department of Arkansas Taggart Foster Currence Gray Architects, Inc.
 RMTTC Building 5301 Renovation
 Flynco, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
1/31/2019	2	Unforeseen Condition	\$2,536.59	\$0.00	0
1/31/2019	2	Substitution / Alternative Method	\$0.00	(\$546.42)	0
1/31/2019	2	Time Extension	\$0.00	\$0.00	7

9751820 Military Department of Arkansas Tim A. Risley & Associates
 CMTC Renovation of Building 1549
 Pick-It 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>
1/25/2019	2	Unforeseen Condition	\$3,839.54	\$0.00	0
1/25/2019	2	Time Extension	\$0.00	\$0.00	2

9751824 Military Department of Arkansas Tim A. Risley & Associates
 CMTC Renovation of Building 1384
 Turn Key Construction Management, Inc,

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
1/16/2019	1	Item Not Shown Or Specified	\$9,490.98	\$0.00	0
1/16/2019	1	Unforeseen Condition	\$57,019.98	\$0.00	0
1/16/2019	1	Time Extension	\$0.00	\$0.00	14
1/16/2019	1	Owner Requested	\$1,512.98	\$0.00	0

9751832 Military Department of Arkansas
PEC Fire Alarm Upgrade, State Military Department
Arkansas Automatic Sprinklers United Fire Suppression

Stuck Associates Architects

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
1 /3 /2019	2	Time Extension	\$0.00	\$0.00	21

9751901 Military Department of Arkansas
PEC Trenton Hall Latrine Renovation
Brister Construction, Inc.

Wittenberg Delony & Davidson Architects

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
1 /23/2019	1	Time Extension	\$0.00	\$0.00	14

III. Design Review Section

Plan Reviews

DBA Plan Review File #	Agency Name	Project Type
Project Title	Project Location	Review Type
Date Received	Date Completed	Current Status
Current Estimated Construction Cost	Building Area (sq ft)	Cost Per Square Foot
Design Firm Name	Floodplain Permit Required	Date Permit Approved
4801702A Barrack #10 Toilet Renovations 1/10/2019 \$20,000.00 Lockeby & Associates, Inc.	Department of Correction Pine Bluff, AR 1/16/2019 200 No	In House Labor Approval to Proceed Closed \$ 100.00 NA
4801905 Pine Bluff Unit Infirmiry Roof 1/1/2019 \$119,000.00 Lockeby & Associates, Inc.	Department of Correction Pine Bluff, AR 1/30/2019 4,521 No	Public Bid Plan Review Submittal Waiting for Responses \$ 26.32 NA
5101901 ANCRC-WPA Infirmiry Rehabilitation 11/29/2018 \$365,000.00 Smith Associates Architects, PA	Arkansas School for the Blind Little Rock, AR 1/8/2019 3,340 No	Public Bid Plan Review Submittal Waiting for Responses \$ 109.28 NA
6151802E Alteration of 2nd Floor North, 501 Building 1/22/2019 \$350,000.00 DBA In-House	DFA/Division of Building Authority Little Rock, AR 1/22/2019 6,344 No	Public Bid Approval to Bid Closed \$ 55.17 NA
7101905 Emergency Drainage Repairs 1/25/2019 \$74,500.00 Morris & Associates	Department of Human Services Arkansas State Hospital 1/28/2019 NA No	Emergency Bid Negotiated Changes Closed NA NA
7101906 Replace Electrical Panels 1/8/2019 \$149,500.00 Lockeby & Associates, Inc.	Department of Human Services Jonesboro HDC 1/12/2019 NA No	Public Bid Approval to Bid Closed NA NA
7101907 Sidewalk and Parking Lot Lighting 1/8/2019 \$212,600.00 Lockeby & Associates, Inc.	Department of Human Services Arkadelphia HDC 1/11/2019 NA No	Public Bid Approval to Bid Closed NA NA
7101908 Asbestos Abatement/Ceiling 1/8/2019 \$244,700.00 Morris & Associates	Department of Human Services Jonesboro HDC 1/25/2019 38,656 No	Public Bid Plan Review Submittal Waiting for Responses \$ 6.33 NA

DBA Plan Review File #	Agency Name	Project Type
Project Title	Project Location	Review Type
Date Received	Date Completed	Current Status
Current Estimated Construction Cost	Building Area (sq ft)	Cost Per Square Foot
Design Firm Name	Floodplain Permit Required	Date Permit Approved
7101910 Re-roof Various Buildings Phase 2 1/17/2019 \$250,000.00 Morris & Associates	Department of Human Services Conway HDC 17,817 No	Public Bid Approval to Bid Open for Review \$ 14.03 NA
72-630-P3105 Revenue Office Build Out at 3068 MLK 1/28/2019 \$1,110,258.00 Nielsen Architecture	Department of Finance and Administration Fayetteville, AR 1/29/2019 11,100 No	Leasing Plan Review Submittal Waiting for Responses \$ 100.02 NA
8651902 Historic AR Museum Roof Restoration 1/10/2019 \$306,885.00 Robert M. Schelle-Architect	Department of Arkansas Heritage Little Rock, AR 20,459 No	Public Bid Plan Review Submittal Open for Review \$ 15.00 NA
8651903 Old State House Museum Chiller 1/16/2019 \$409,000.00 MPE Engineers	Department of Arkansas Heritage Little Rock, AR 1/29/2019 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9001905 Upgrade Gift Shop 1/30/2019 \$459,470.76 Borne' Firm Architects	Parks & Tourism Ozark Folk Center State Park 4,816 No	Public Bid Approval to Bid Open for Review \$ 131.58 NA
9001908 Methodist Church Roof Renovation 1/25/2019 \$83,356.71 WER Architects	Parks & Tourism Powhatan State Park 1/31/2019 2,430 No	Public Bid Approval to Bid Closed \$ 34.30 NA
9001911 Replace Fishing Weigh-in Pavilion Roof 1/31/2019 \$71,682.60 Allison Architects	Parks & Tourism Lake Dardanelle State Park 5,100 No	Public Bid Approval to Bid Open for Review \$ 14.00 NA
9001912 Replace Marina Store Roof 1/31/2019 \$60,847.60 Allison Architects	Parks & Tourism Lake Chicot State Park 3,950 No	Public Bid Approval to Bid Open for Review \$ 15.40 NA
9001913 Replace Roofs 1/31/2019 \$85,525.00 Allison Architects	Parks & Tourism Hampson Architectural Museum State 6,200 No	Public Bid Approval to Bid Open for Review \$ 13.70 NA

DBA Plan Review File #	Agency Name	Project Type
Project Title	Project Location	Review Type
Date Received	Date Completed	Current Status
Current Estimated Construction Cost	Building Area (sq ft)	Cost Per Square Foot
Design Firm Name	Floodplain Permit Required	Date Permit Approved
9301704 Remedial Action DAMCO, Inc., Phase 2 1/16/2019 \$867,275.00 FTN Associates (Fayetteville Office)	Department of Environmental Quality Mountain Home, AR 1/17/2019 NA No	Public Bid Negotiated Changes Closed NA NA
9551901 Serology Lab 12/26/2018 \$459,983.39 Hight-Jackson Associates, P.A.	State Crime Laboratory Little Rock, AR 1/3/2019 3,511 No	Public Bid Re-bid Closed \$ 131.01 NA
9751813 RMTC Building 4601 LED Lighting 1/24/2019 \$138,590.00 Pack Engineering	Military Department Camp Robinson, North Little Rock, AR 1/25/2019 68,800 No	Public Bid Re-bid Closed \$ 2.01 NA
9751845 PEC Campus Underground Drainage 1/16/2019 \$479,875.00 Marlar Engineering	Military Department North Little Rock, AR NA In Review	Public Bid Plan Review Submittal Open for Review NA

Public School Accessibility Reviews

January 2019

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5001916	New High School Approval to Proceed	1/11/2019	1/17/2019	Pea Ridge Schools Closed
5001920	New Indoor Practice Facility Approval to Proceed	1/25/2019		Hot Springs Schools Open for Review
5001921	New Junior High #4 Approval to Proceed	1/1/2019	1/23/2019	Bentonville Schools Closed
5001922	School District Greenhouse Approval to Proceed	1/8/2019	1/18/2019	Marion Schools Closed
5001923	High School, PE Building, Stadium Improvements Plan Review Submittal	1/11/2019		Barton-Lexa Schools Open for Review
5001924	New K-3 Elementary Schools Plan Review Submittal	1/14/2019		Pocahontas Schools Open for Review
5001925	New Auditorium at Mulberry High School Plan Review Submittal	1/29/2019	1/31/2019	Mulberry/Plesant View Bi-County Waiting for Responses