

Department of Transformation and Shared Services

Governor Asa Hutchinson

Secretary Amy Fecher

Director Anne Laidlaw



MEMORANDUM

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

FROM: Anne W. Laidlaw, Director *AWL*

RE: June Monthly Report

DATE: July 9, 2021

Cc: Governor Asa Hutchinson
Secretary Amy Fecher

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 June 2021. 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.

TSS - DIVISION OF BUILDING AUTHORITY

**Monthly Report
June, 2021**

I. Real Estate Services

NEW LEASES:

Lease Number P3207 **Start Date** 7/1/2021 **End Date** 6/30/2023
Lessee Name UAMS - Integrated Medicine Service Line
Property Name
Address 1006-1008-1010-1012 Cobb Street
City Jonesboro **County Name** Craighead
Sq Ft 5,220 **RateSF** \$13.79 **Annual Rent** \$72,000
Lessor Name Math Investments, L.L.C. **Principal** Scott Hunter Jr
Comments: New two (2) year Residential Lease for UAMS in Jonesboro.

Lease Number P3209 **Start Date** 5/1/2021 **End Date** 4/30/2022
Lessee Name UAMS
Property Name
Address 18 Freeway Drive
City Little Rock **County Name** Pulaski
Sq Ft 200 **RateSF** \$14.28 **Annual Rent** \$2,856
Lessor Name U-Storit, Inc. **Principal** Bill Humble
Comments: New one (1) year Storage Lease for UAMS.

Lease Number S8550 **Start Date** 7/1/2021 **End Date** 6/30/2023
Lessee Name TSS - Office of Secretary
Property Name Winthrop Rockefeller Building
Address 501 Woodlane Street
City Little Rock **County Name** Pulaski
Sq Ft 5,398 **RateSF** **Annual Rent** \$1
Lessor Name TSS - Division of Building Authority **Principal** N/A
Comments: New two (2) year Public Advantage Lease Agreement for TSS-Office of Secretary on 2nd Floor of Winthrop Rockefeller Building.

LEASE RENEWALS:

Lease Number N9190 **Start Date** 7/1/2021 **End Date** 6/30/2023
Lessee Name Desha County, Arkansas - Sheriff Department
Address 603 Highway 65 North
City Dumas **County Name** Desha
Sq Ft 144 **RateSF** \$0.00 **Annual Rent** \$1.00
Lessor Name ADPS - Division of Arkansas State Police **Principal** N/A
Comments: Two (2) year Public Advantage Lease Renewal with change in Lessor name.

Lease Number N9221 **Start Date** 7/1/2021 **End Date** 6/30/2023
Lessee Name Pathway to Freedom
Address 8400 Highway 386
City Wrightsville **County Name** Pulaski
Sq Ft 4,324 **RateSF** **Annual Rent** \$1.00
Lessor Name ADC - Division of Correction **Principal** N/A
Comments: Two (2) year Public Advantage Lease Renewal with change in Lessor name.

Lease Number N9232 **Start Date** 8/1/2021 **End Date** 7/31/2022
Lessee Name Rite of Passage, Inc.
Address 1501 Woody Drive
City Alexander **County Name** Saline
Sq Ft **RateSF** **Annual Rent** \$1.00
Lessor Name DHS - Division of Youth Services **Principal** N/A
Comments: One (1) year Lease Renewal with no other changes.

Lease Number N9268 **Start Date** 6/1/2021 **End Date** 5/31/2022
Lessee Name Arkansas Human Development Corporation
Address 130 West Waterman Street
City Dumas **County Name** Desha
Sq Ft 269 **RateSF** \$10.00 **Annual Rent** \$2,690.04
Lessor Name Commerce - Division of Workforce Services **Principal** N/A
Comments: One (1) year Sublease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P2060 **Start Date** 7/1/2021 **End Date** 6/30/2022
Lessee Name UAMS - College of Medicine - Winthrop P. Rockefeller Cancer Institute
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Sq Ft 618 **RateSF** \$4.21 **Annual Rent** \$2,604.00
Lessor Name VRC Companies, LLC **Principal** Danny Palo
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P2103 **Start Date** 10/1/2021 **End Date** 9/30/2022
Lessee Name ADC - Division of Community Correction
Address 306 Edison Avenue
City Benton **County Name** Saline
Sq Ft 4,500 **RateSF** \$9.28 **Annual Rent** \$41,750.04
Lessor Name Doris Bailey **Principal** N/A
Comments: One (1) year Lease Renewal with Lessor performing various repairs/improvements.

Lease Number P2134 **Start Date** 9/1/2021 **End Date** 8/31/2023
Lessee Name DFA - Office of Child Support Enforcement
Address 1102 Byrum Road
City Blytheville **County Name** Mississippi
Sq Ft 8,352 **RateSF** \$12.99 **Annual Rent** \$108,492.48
Lessor Name Razor Property Management, LLC **Principal** Dale Jones
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P2166 **Start Date** 7/1/2021 **End Date** 6/30/2023
Lessee Name UAMS - Department of Pediatrics - Kids First
Address 3450 West 34th Street
City Pine Bluff **County Name** Jefferson
Sq Ft 12,250 **RateSF** \$9.21 **Annual Rent** \$112,830.00
Lessor Name L. Don Richey **Principal** L. Don Richey
Comments: Two (2) year Lease Renewal with one percent (1%) rent increase flat for the two (2) year term. Lessor to perform various improvements.

LEASE RENEWALS:

Lease Number P2185 **Start Date** 8/1/2021 **End Date** 7/31/2023
Lessee Name DFA - Revenue Division
Address 236 American Road
City El Dorado **County Name** Union
Sq Ft 2,500 **RateSF** \$11.00 **Annual Rent** \$27,500.04
Lessor Name Union County, Arkansas **Principal** N/A
Comments: Two (2) year Lease Renewal with Lessor to complete various repairs/maintenance items.

Lease Number P2298 **Start Date** 7/1/2021 **End Date** 6/30/2022
Lessee Name UAMS - Department of Pediatrics - Schmieding Developmental Center
Address 632 East Henri de Tonti Boulevard
City Springdale **County Name** Washington
Sq Ft **RateSF** **Annual Rent** \$1,260.00
Lessor Name Phillip and Melinda Gilbey **Principal** Phillip Gilbey
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P2327 **Start Date** 10/1/2021 **End Date** 9/30/2023
Lessee Name DHS - County Operations
Address 90 Waddell Street
City Ashdown **County Name** Little River
Sq Ft 3,654 **RateSF** \$2.82 **Annual Rent** \$10,304.28
Lessor Name Little River County, Arkansas **Principal** N/A
Comments: Two (2) year Lease Renewal with Lessor to complete various improvements.

Lease Number P2358 **Start Date** 7/1/2021 **End Date** 6/30/2023
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 P2454 **Start Date** 7/1/2021 **End Date** 6/30/2022
Lessee Name UAMS - Psychiatric Research Institute - Child Study Center
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Sq Ft 600 **RateSF** \$5.60 **Annual Rent** \$3,360.00
Lessor Name VRC Companies, LLC **Principal** Danny Palo
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P2554 **Start Date** 9/1/2021 **End Date** 8/31/2023
Lessee Name DFA - Revenue Division
Address Highway 67 and Hickory Street
City Bald Knob **County Name** White
Sq Ft 1,500 **RateSF** \$12.00 **Annual Rent** \$18,000.00
Lessor Name Delk Development, LLC **Principal** Jack Delk
Comments: Two (2) year Lease Renewal with Lessor to complete various improvements/maintenance items.

Lease Number P2694 **Start Date** 8/1/2021 **End Date** 7/31/2023
Lessee Name DFA - Revenue Division
Address 809 West Main Street
City Trumann **County Name** Poinsett
Sq Ft 1,100 **RateSF** \$14.08 **Annual Rent** \$15,483.36
Lessor Name Dennis Morgan **Principal** Dennis Morgan
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P2727 **Start Date** 7/1/2021 **End Date** 6/30/2022
Lessee Name Commerce - Division of Workforce Services
Address 400 Edison Avenue
City Benton **County Name** Saline
Sq Ft 6,750 **RateSF** \$8.95 **Annual Rent** \$60,410.53
Lessor Name Central Arkansas Planning and Developmen **Principal** Rodney Larsen
Comments: One (1) year Sublease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P2808 **Start Date** 7/1/2021 **End Date** 6/30/2022
Lessee Name Commerce - Division of Workforce Services -Rehabilitation Services
Address 111 West 12th Street
City Batesville **County Name** Independence
Sq Ft 6,800 **RateSF** \$6.83 **Annual Rent** \$46,433.16
Lessor Name Batesville Ventures LLC **Principal** Manouchehr Malekan
Comments: One (1) year Lease Renewal with 1.00% increase in rent.

Lease Number P2834 **Start Date** 7/1/2021 **End Date** 6/30/2022
Lessee Name Arkansas Tech University - Ozark Campus
Address 12211 Ward Avenue, Building 139
City Fort Smith **County Name** Sebastian
Sq Ft 3,417 **RateSF** \$2.11 **Annual Rent** \$7,200.00
Lessor Name Fort Chaffee Redevelopment Authority **Principal** N/A
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P2879 **Start Date** 10/1/2021 **End Date** 9/30/2022
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 Residential Lease Renewal with no other changes.

Lease Number P2991 **Start Date** 9/1/2021 **End Date** 8/31/2023
Lessee Name U of A, Division of Agriculture, Cooperative Extension Services
Address 18 Freeway Drive
City Little Rock **County Name** Pulaski
Sq Ft 400 **RateSF** \$8.70 **Annual Rent** \$3,480.00
Lessor Name U-Storit, Inc. **Principal** Bill Humble
Comments: Two (2) year Lease Renewal with change in Lessee name.

LEASE RENEWALS:

Lease Number P2999 **Start Date** 10/1/2021 **End Date** 9/30/2023
Lessee Name ADPS - Division of Emergency Management
Address 291 St. Scholastica Road
City New Blaine **County Name** Johnson
Sq Ft 400 **RateSF** \$6.75 **Annual Rent** \$2,700.00
Lessor Name New Blaine Fire Association, Inc. **Principal** Tim Gehring
Comments: Two (2) year Lease Renewal with Lessee name change.

Lease Number P3001 **Start Date** 10/1/2021 **End Date** 9/30/2022
Lessee Name UAMS - Regional Programs, UAMS East
Address 215 West Bond Street
City West Memphis **County Name** Crittenden
Sq Ft 2,197 **RateSF** \$6.69 **Annual Rent** \$14,688.00
Lessor Name On Broadway, LLC **Principal** Scott Ferguson
Comments: One (1) year lease renewal with no other changes.

Lease Number P3067 **Start Date** 9/1/2021 **End Date** 8/31/2022
Lessee Name U of A, Community College at Batesville
Address 33 Choctaw Center
City Cherokee Village **County Name** Sharp
Sq Ft 1,440 **RateSF** \$5.83 **Annual Rent** \$8,400.00
Lessor Name Choctaw Properties, Inc. **Principal** Frank Schmidt
Comments: One (1) year Lease Renewal with Lessor repairing awning fascia gaps.

Lease Number P3087 **Start Date** 7/1/2021 **End Date** 6/30/2023
Lessee Name Arkansas Workers' 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** \$13,200.00
Lessor Name Best Park, LLC **Principal** David Bogard
Comments: Two (2) year Parking Lease Renewal with decrease in the number of parking spaces from twenty-five (25) to twenty (20) with subsequent rent reduction.

LEASE RENEWALS:

Lease Number P3088 **Start Date** 7/1/2021 **End Date** 6/30/2023

Lessee Name Arkansas Workers' Compensation Commission

Address 3rd St and Spring St (SE Corner Lot)

City Little Rock **County Name** Pulaski

Sq Ft **RateSF** **Annual Rent** \$27,211.80

Lessor Name Best Park, LLC **Principal** David Bogard

Comments: Two (2) year Lease Renewal with correction of Parking Lot Address Description to reflect Southeast Corner Lot at 3rd and Spring.

Lease Number P3123 **Start Date** 7/1/2021 **End Date** 6/30/2022

Lessee Name U of A Board of Trustees - Pulaski Technical College

Address 400 Edison Avenue

City Benton **County Name** Saline

Sq Ft 172 **RateSF** \$15.67 **Annual Rent** \$7,079.52

Lessor Name Central Arkansas Planning and Developmen **Principal** Rodney Larsen

Comments: One (1) year Sublease Renewal with \$137.68 per month increase in rent.

Lease Number P3135 **Start Date** 7/1/2021 **End Date** 6/30/2023

Lessee Name Arkansas Tech University - Ozark Campus

Address 18 Sherwood Plaza

City Clarksville **County Name** Johnson

Sq Ft 2,800 **RateSF** \$4.07 **Annual Rent** \$11,400.00

Lessor Name Cogan Family, LLC **Principal** N/A

Comments: One (1) year Lease Renewal with change in Lessor name.

Lease Number P3143 **Start Date** 7/1/2021 **End Date** 6/30/2022

Lessee Name East Arkansas Community College - Adult Education

Address 405 West Fourth Street

City Brinkley **County Name** Monroe

Sq Ft 415 **RateSF** \$2.28 **Annual Rent** \$948.00

Lessor Name Central Arkansas Planning and Developmen **Principal** Rodney Larsen

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

LEASE RENEWALS:

Lease Number P3180 **Start Date** 7/1/2021 **End Date** 6/30/2022
Lessee Name Commerce - DWS - Rehab Services
Address 405 West Fourth Street
City Brinkley **County Name** Monroe
Sq Ft 112 **RateSF** \$26.25 **Annual Rent** \$2,940.00
Lessor Name Central Arkansas Planning and Developmen **Principal** Rodney Larsen
Comments: One (1) year Sublease Renewal with no other changes.

Lease Number P6485 **Start Date** 7/1/2021 **End Date** 6/30/2026
Lessee Name UAMS
Address 1 Childrens Way
City Little Rock **County Name** Pulaski
Sq Ft 123,993 **RateSF** \$14.00 **Annual Rent** 1,966,450.44
Lessor Name Arkansas Children's Hospital **Principal** N/A
Comments: Five (5) year lease renewal w/ increase in sq. footage and various rates per square foot for buildings included in Premises and two percent (2%) annual escalations

Lease Number P9370 **Start Date** 10/1/2021 **End Date** 9/30/2023
Lessee Name University of Arkansas at Little Rock - Mid-South Training Academy
Address 241 West Spring Street
City Fayetteville **County Name** Washington
Sq Ft 6,358 **RateSF** \$14.47 **Annual Rent** \$97,097.65
Lessor Name Fayetteville Office Portfolio, LLC **Principal** Beverly Block
Comments: Two (2) year Lease Renewal with one percent (1.00%) rent increase flat for two (2) year term and Lessor performing various improvements.

Lease Number P9545 **Start Date** 10/1/2021 **End Date** 9/30/2023
Lessee Name DHS - County Operations
Address 2126 Capps Road
City Harrison **County Name** Boone
Sq Ft 13,571 **RateSF** \$8.61 **Annual Rent** \$116,913.12
Lessor Name Razor Property Management, LLC **Principal** Dale Jones
Comments: Two (2) year Lease Renewal with two percent (2.00%) rent increase in Year 1 and one percent (1.00%) rent increase in Year 2.

LEASE RENEWALS:

Lease Number P9725 **Start Date** 8/1/2021 **End Date** 7/31/2023
Lessee Name DFA - Revenue Division
Address 5th and Sycamore Street
City Rison **County Name** Cleveland
Sq Ft 1,200 **RateSF** \$7.60 **Annual Rent** \$9,120.00
Lessor Name Troy Bradley, Lorice Bradley, and Benita Ma **Principal** Troy Bradley
Comments: Two (2) year Lease Renewal with Lessor to complete various maintenance items.

Lease Number P9974 **Start Date** 7/1/2021 **End Date** 6/30/2022
Lessee Name UAMS - Regional Programs - UAMS South
Address 544 South Washington Avenue
City El Dorado **County Name** Union
Sq Ft 1,963 **RateSF** \$4.14 **Annual Rent** \$8,118.36
Lessor Name Lewis Record Management Services, LLC **Principal** Bill Lewis
Comments: One (1) year Record Storage Lease Renewal with no other changes.

Lease Number S8028 **Start Date** 7/1/2021 **End Date** 6/30/2022
Lessee Name ADC - Division of Correction
Address Northeastern Aread of Arkansas Health Center on Creek Road
City Benton **County Name** Saline
Sq Ft 140,246 **RateSF** \$0.00 **Annual Rent** \$1.00
Lessor Name DHS - Division of Aging, Adult, and Behavior **Principal** N/A
Comments: One (1) year Agency-to-Agency Lease Renewal with Lease going from rental payments to Public Advantage Lease.

Lease Number S8329 **Start Date** 7/1/2021 **End Date** 6/30/2023
Lessee Name ADE - Career and Technical Education
Address 3 Capitol Mall
City Little Rock **County Name** Pulaski
Sq Ft 22,447 **RateSF** \$11.00 **Annual Rent** \$246,917.00
Lessor Name Arkansas State Board of Education **Principal** N/A
Comments: Two (2) year Lease Renewal with rental rate going from \$7.00/square foot to \$11.00/square foot.

LEASE RENEWALS:

Lease Number S8360 **Start Date** 7/1/2021 **End Date** 6/30/2024
Lessee Name ADC – Division of Correction
Address 300 East 5th Street
City Texarkana **County Name** Miller
Sq Ft 29,000 **RateSF** **Annual Rent** \$1.00
Lessor Name ADC - Division of Community Correction **Principal** N/A
Comments: Three (3) year Public Advantage Lease Renewal between state agencies.

Lease Number S8456 **Start Date** 7/1/2021 **End Date** 6/30/2023
Lessee Name Arkansas Department of Veterans Affairs
Address 501 Woodlane Street
City Little Rock **County Name** Pulaski
Sq Ft 3,507 **RateSF** \$13.90 **Annual Rent** \$49,347.32
Lessor Name TSS - Division of Building Authority **Principal** N/A
Comments: Two (2) year Lease Renewal with no other changes. VA has an option to expand into adjacent suite (Suite 401-N-B).

Lease Number S8505 **Start Date** 9/1/2021 **End Date** 6/30/2023
Lessee Name Arkansas State University System
Address 501 Woodlane Street
City Little Rock **County Name** Pulaski
Sq Ft 1,913 **RateSF** \$13.90 **Annual Rent** \$26,830.72
Lessor Name TSS - Division of Building Authority **Principal** N/A
Comments: One (1) year Lease Extension and Amendment to reflect ASU relocating from Suite 312C to Suite 521S, commencing September 1, 2021.

Lease Number S8508 **Start Date** 10/1/2021 **End Date** 9/30/2022
Lessee Name Arkansas Department of Veterans Affairs
Address 103 South Rochester Avenue
City Russellville **County Name** Pope
Sq Ft 200 **RateSF** \$9.26 **Annual Rent** \$1,851.96
Lessor Name Commerce - Division of Workforce Services **Principal** N/A
Comments: One (1) year State-to-State Sublease Renewal with no other changes.

LEASE RENEWALS:

Lease Number S8518 **Start Date** 7/1/2021 **End Date** 6/30/2023
Lessee Name University of Arkansas Community College at Hope-Texarkana
Address Stephens House
City Washington **County Name** Hempstead
Sq Ft 3,696 **RateSF** **Annual Rent** \$1.00
Lessor Name ADPHT - State Parks Division **Principal** NA
Comments: Two (2) year State-to-State Public Advantage Lease Renewal with no other changes.

LEASE CHANGES:

Lease Number P2031 **Start Date** 7/1/2021 **End Date** 7/31/2026
Lessee Name DHS - County Operations
Address 401 South College Boulevard
City West Memphis **County Name** Crittenden
Sq Ft 26268 **RateSF** \$11.03
Lessor Name SGP West Memphis LLC **Principal** Philip Auerbach
Comments: Change Amendment to correct error in term beginning date in previous amendment with no other changes.

Lease Number P2790 **Start Date** 7/1/2021 **End Date** 6/30/2022
Lessee Name ADC - Division of Community Correction
Address 1923 West Main Street
City Heber Springs **County Name** Cleburne
Sq Ft 3408 **RateSF** \$11.04
Lessor Name Lynn and Vicky Lockard **Principal** Lynn Lockard
Comments: Change Amendment to reflect change in Lessor address.

Lease Number S8356 **Start Date** 7/1/2021 **End Date** 6/30/2023
Lessee Name Kathleen O'Connor, Kim Godfrey, Laura Grimes, and Lisa Hulett
Address 501 Woodlane Street
City Little Rock **County Name** Pulaski
Sq Ft 958 **RateSF** \$11.85
Lessor Name TSS - Division of Building Authority **Principal** N/A
Comments: Change Amendment to reflect change of square footage from 1,158 square feet to 958 square feet. 200 sf space subtracted for TSS use.

LEASE CANCELLATIONS:

Lease Number N9179

Lessee Name Mental Health Council of Arkansas, Inc.

Address 501 Woodlane Street

City Little Rock **County Name** Pulaski

Lessor Name TSS - Division of Building Authority

Comments: Lease terminating early, effective 6-30-21. Lease terminated to accommodate Board of Election Commissioners growth on the 1st Floor of the Winthrop Rockefeller Building.

Lease Number N9298

Lessee Name The Southwest Arkansas Counseling and Mental Health Center,

Address 301 East Sixth Street

City Texarkana **County Name** Miller

Lessor Name ADC - Division of Community Correction

Comments: Lessee letting Lease expire effective 6-30-21 with no further obligation by either party.

Lease Number P2160

Lessee Name U of A -Pulaski Tech College - Saline County Adult Education C

Address 16936 Interstate 30

City Benton **County Name** Saline

Lessor Name Benton School District

Comments: Lessor and Lessee agree to let lease expire- effective 6/30/21 with no further obligation by either party.

Lease Number P2235

Lessee Name UAMS - Arkansas Commission on Child Abuse, Rape and Viole

Address 2102 Riverfront Drive

City Little Rock **County Name** Pulaski

Lessor Name Riverwood, LLC

Comments: UAMS letting Lease expire effective 6/30/2021 with no further obligation by either party.

LEASE CANCELLATIONS:

Lease Number P2381
Lessee Name UAMS - Regional Programs - UAMS Northeast
Address 1300 South Church Street
City Jonesboro **County Name** Craighead
Lessor Name Mike Soo d/b/a MAS Rentals, LLC
Comments: UAMS allowing Lease to expire effective 6/30/21 with no further obligation by either party.

Lease Number P2406
Lessee Name AAD - State Plant Board
Address 301 Kentucky Street
City Caraway **County Name** Craighead
Lessor Name Caraway, Inc. d/b/a Caraway Mini Storage
Comments: AAD - State Plant Board letting lease expire, effective 6-30-21, with no further obligation by either party.

Lease Number P2806
Lessee Name AAD - State Plant Board
Address 1605 Green Mountain Drive
City Little Rock **County Name** Pulaski
Lessor Name James Conner d/b/a Westside Mini Storage
Comments: AAD - State Plant Board letting lease expire, effective 6-30-21, with no further obligation by either party.

Lease Number P3070
Lessee Name ADPHT - State Parks Division
Address 14 Hidalgo Drive
City Hot Springs Village **County Name** Garland
Lessor Name No Plan B, LLC
Comments: Agency letting Lease expire effective 6-30-21, with no further obligation by either party.

LEASE CANCELLATIONS:

Lease Number P3075
Lessee Name AAD - Arkansas State Plant Board
Address 1253 East Robinson Avenue
City Springdale **County Name** Washington
Lessor Name Hwy 412 Mini-Storage LLC
Comments: AAD-Arkansas State Plant Board letting lease expire, effective 6-30-2021, with no further obligation by either party.

Lease Number P8038
Lessee Name University of Arkansas at Fort Smith
Address 900 North Waldron Road
City Fort Smith **County Name** Sebastian
Lessor Name West-Ark Church of Christ Properties Corporation
Comments: Agency letting Lease expire effective 6-30-21, with no further obligation by either party.

Lease Number P9497
Lessee Name UAMS - Professional Billing Office (PBO)
Address 10801 Executive Center Drive
City Little Rock **County Name** Pulaski
Lessor Name STP Westlake, LP
Comments: UAMS letting Lease expire effective 6-30-21 with no further obligation by either party.

Lease Number P9970
Lessee Name DLL - Arkansas Professional Bail Bondsmen Licensing Board
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Lessor Name Vital Records Control of Arkansas, Inc.
Comments: Lessor and Lessee agree to let lease expire effective 6/30/21 with no further obligation by either party.

LEASE CANCELLATIONS:

Lease Number S6111

Lessee Name Commerce - Division of Workforce Services

Address 1 Capitol Mall

City Little Rock **County Name** Pulaski

Lessor Name TSS - Division of Building Authority

Comments: DWS Print Shop Lease expiring at MAC effective 6-30-21. Agency relocating to Commerce Building as part of division's consolidation plan.

Lease Number S8399

Lessee Name DFA - Office of Information Services - AIRS Project

Address 501 Woodlane Street

City Little Rock **County Name** Pulaski

Lessor Name TSS - Division of Building Authority

Comments: AIRS letting lease expire effective 6-30-21. They are relocating to 1515 West 7th Street Building effective 7-1-21.

Lease Number S8497

Lessee Name ADE - Computer Initiative

Address 4 Capitol Mall

City Little Rock **County Name** Pulaski

Lessor Name ADE - Division of Elementary and Secondary Education-Board o

Comments: ADE - Computer Initiative letting lease expire, effective 6-30-2021, with no further obligation by either party.

Lease Number S8520

Lessee Name ADE - Professional Licensure Standards Board

Address #4 Capitol Mall

City Little Rock **County Name** Pulaski

Lessor Name ADE-Division of Elementary and Secondary Education-Board of

Comments: Per ADE instructions, Lease expiring effective 6-30-21 with no further obligation.

II. Construction Section

Contracts:

Current Projects under Contract:	106	
Value of Current Projects:	\$	84,117,063.79
New Contracts:	11	
(See attached New Contract report)		
Value of New Contracts:	\$	3,026,102.43
Change Orders approved:	24	
(See attached Change Order report)		
Change Order Increase:	\$	377,138.54
Change Order Decrease:	-\$	44,962.22
Projects Completed:	13	
Value of Completed Projects:	\$	3,145,163.55

Bid Process and Openings:

Projects in the Bid Process	49
Bid Openings:	
(See attached Bid Opening Report)	6
Emergency Bid:	0
Rebid Projects:	1
Projects Within Budget:	5
Project Over Budget	1

Project Observations:

Field Inspections Conducted:	68
Final Inspections Conducted	6

New Contracts

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

Department of Human Services

7102015	Reroof of Various Buildings at ASH Phase III	\$279,623.04
6 /24/2021	Morris and Associates Architects, Environmental Co Shields & Associates, Inc.	

7102112	Dining Room Expansion SE AR HDC	\$550,000.00
6 /23/2021	Stocks-Mann Architects, PLC Grindstone Construction	

7102113	Living Units Renovation Arkadelphia HDC	\$421,211.86
6 /30/2021	Lockeby & Associates, Inc. Bradford Scruggs, LLC	

7102116	Replace Kitchen MAU at Conway HDC	\$160,493.00
6 /11/2021	Lockeby & Associates, Inc. Comfort Systems USA (Arkansas), Inc.	

7102118	Replace Windows Various Bldgs Ph 3 at Conway HDC	\$48,935.00
6 /3 /2021	Morris and Associates Architects, Environmental Co AGM Glass, Inc.	

Department of the Military

9752108	CMTC Bdg 1318 Functional Fitness Training Facility	\$112,980.00
6 /11/2021	Architecture Plus, Inc. Legacy Construction Management, Inc.	

9752119	CMTC Building 1350 DFAC Renovation	\$259,755.00
6 /17/2021	Tim A. Risley & Associates Legacy Construction Management, Inc.	

9752122	CMTC Building 1664 Barracks Renovation	\$488,313.00
6 /17/2021	Benchmark Group Wohali LLC	

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount
9752126	CMTC Building 2062 Equipment Shed	\$331,082.00
6 /17/2021	Tim A. Risley & Associates Steve Beam Construction, Inc.	
School for the Blind		
5102103	Fiber Optic and Network Systems Upgrade	\$177,897.53
6 /24/2021	Pettit & Pettit Consulting Engineers, Inc. Progressive Technologies, Inc.	
TSS Division of Building Authority		
6152102	Boiler and Water Replacement at MAC	\$195,812.00
6 /14/2021	Bernhard TME Action Mechanical & Electrical	

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
4802112	Department of Correction	\$448,000.00
Tucker Unit Abestos Abatement		\$296,243.00
6 /30/2021	Lockeby & Associates, Inc.	Design / Bid / Build
2:00:00 PM	Nabholz Environmental Services	
9752105	Department of the Military	\$200,891.00
CMTC Dumpster Pad		\$190,200.00
6 /29/2021	Architecture Plus, Inc.	Design / Bid / Build
2:30:00 PM	Steve Beam Construction, Inc.	
9752113	Department of the Military	\$451,787.00
RMTC Building 24346 Reroof		\$568,052.00
6 /29/2021	Brackett - Krennerich Architects	Design / Bid / Build
2:00:00 PM	Cline Construction Group, LLC	
9752115	Department of the Military	\$249,255.00
CMTC Building 1361 S&A Renovation		\$227,704.00
6 /30/2021	Fennell Purifoy Architects	Design / Bid / Build
2:30:00 PM	Legacy Construction Management, Inc.	
9752118	Department of the Military	\$346,560.00
CMTC Building 1366 DFAC Renovation at Fort Chaffee		\$281,155.00
6 /22/2021	Tim A. Risley & Associates	Design / Bid / Build
2:00:00 PM	Legacy Construction Management, Inc.	
9752123	Department of the Military	\$477,619.00
CMTC Building 1665 Barracks Renovation		\$491,257.00
6 /22/2021	Benchmark Group	Design / Bid / Build
2:30:00 PM	Wohali LLC	

Change Order Summary

5102101 School for the Blind			Smith Associates Architects, P.A.		
WPA Infirmiry Rehab, Phase 3					
Wagner General Contractors, Inc					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /14/2021	3	Time Extension	\$0.00	\$0.00	67
6 /14/2021	3	Owner Requested	\$3,485.38	\$0.00	0
5102102 School for the Blind			Smith Associates Architects, P.A.		
Hill Cottage- Phase I					
A-Plus Builders					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /21/2021	3	Unforeseen Condition	\$4,444.00	\$0.00	0
6 /21/2021	3	Code / Regulation / Rule	\$10,027.00	\$0.00	0
6 /21/2021	3	Time Extension	\$0.00	\$0.00	32
5522001 Northwest Technical Institute			Key Architecture, Inc.		
New Ammonia Refrigeration Building					
Legacy 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>
6 /3 /2021	7	Time Extension	\$0.00	\$0.00	100
6152012 TSS Division of Building Authority			Division of Building Authority, In-House		
5th Floor Center- Winthrop Rockefeller Bld.					
Craig Custom 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>
6 /4 /2021	3	Time Extension	\$0.00	\$0.00	21
6 /4 /2021	3	Owner Requested	\$43,352.02	\$0.00	0
6 /16/2021	4	Owner Requested	\$103,502.80	\$0.00	0
6 /16/2021	4	Time Extension	\$0.00	\$0.00	7
6 /16/2021	5	Owner Requested	\$122,217.52	\$0.00	0
6 /16/2021	5	Time Extension	\$0.00	\$0.00	14
6152104 TSS Division of Building Authority			Division of Building Authority, In-House		
Governor's Mansion Chat Path Repairs					
Wagner General Contractors, Inc					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /16/2021	3	Owner Requested	\$0.00	(\$2,773.74)	0

7102014	Department of Human Services		Stocks-Mann Architects, PLC		
New Dormitories Booneville HDC - Phase 1					
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>
6 /30/2021	2	Time Extension	\$0.00	\$0.00	21
6 /30/2021	2	Owner Requested	\$8,100.19	\$0.00	0
7102114	Department of Human Services		Lockeby & Associates, Inc.		
Rpclmt. of Chiller & Install of Standby Generator					
Comfort Systems USA (Arkansas), Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /28/2021	1	Substitution / Alternative Method	\$3,308.76	\$0.00	0
8732101	Division of Heritage - Mosaic Templars Cultural Ctr. & B		Clements & Associates		
1st Flr. Modification, Ph. 1 Mosaic Cultural Ctr.					
Bell 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>
6 /18/2021	4	Time Extension	\$0.00	\$0.00	30
8852001	Division of Heritage - Historic AR Museum & Commission		Bernhard TME		
Plant Upgrade Historic Arkansas Museum					
Comfort Systems USA (Arkansas), Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /4 /2021	2	Owner Requested	\$0.00	(\$25,308.00)	0
9002014	Department of Parks, Heritage and Tourism		CEI Engineering Associates, Inc.		
Hobbs State Park Firing Range Renovation					
Legacy 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>
6 /24/2021	2	Time Extension	\$0.00	\$0.00	10
9002101	Department of Parks, Heritage and Tourism		Taylor-Kempkes Architects		
New Standard Residence at Lake Ouachita 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>
6 /7 /2021	1	Time Extension	\$0.00	\$0.00	60
6 /7 /2021	1	Owner Requested	\$3,623.02	\$0.00	0
6 /7 /2021	1	Unforeseen Condition	\$12,485.92	\$0.00	0

9002102 Department of Parks, Heritage and Tourism			Taylor-Kempkes Architects		
Exterior Lodge Imp. Phase II at DeGray Lake					
Harrison Construction Co., Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /16/2021	3	Owner Requested	\$21,446.95	\$0.00	0
6 /16/2021	3	Unforeseen Condition	\$9,809.28	\$0.00	0
6 /16/2021	3	Time Extension	\$0.00	\$0.00	14
9002103 Department of Parks, Heritage and Tourism			ASP Architect		
Roof Renovation War Memorial Stadium					
Covington Roofing 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>
6 /8 /2021	1	Owner Requested	\$2,969.00	\$0.00	0
6 /8 /2021	1	Time Extension	\$0.00	\$0.00	15
9002104 Department of Parks, Heritage and Tourism			P.E. MCE		
Parking Lots for Monument Trail					
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>
6 /28/2021	2	Owner Requested	\$0.00	(\$8,430.98)	0
6 /28/2021	2	Time Extension	\$0.00	\$0.00	30
9751739 Military Department of Arkansas			Brackett - Krennerich Architects		
Morrilton Army National Guard Restroom Addition					
Noland 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>
6 /11/2021	2	Unforeseen Condition	\$2,893.44	\$0.00	0
9751927 Department of the Military			Bond Consulting Engineers		
RMTC 17400 Block Drainage					
Flagstone General Contractors					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
6 /9 /2021	2	Time Extension	\$0.00	\$0.00	154
6 /10/2021	3	Time Extension	\$0.00	\$0.00	47
6 /10/2021	3	Owner Requested	\$23,000.00	\$0.00	0

9752011	Department of the Military		Benchmark Group		
CMTC Barracks 1659 Alterations					
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>
6 /29/2021	2	Item Not Shown Or Specified	\$0.00	(\$7,449.50)	0
9752014	Department of the Military		Bond Consulting Engineers		
Prescott Readiness Center Reroof					
Coker Building 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>
6 /29/2021	1	Unforeseen Condition	\$2,473.26	\$0.00	0
9752036	Department of the Military		Robert M Schelle Architect		
Independence Hall 3rd & 4th Floor Latrine Reno.					
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>
6 /11/2021	2	Time Extension	\$0.00	\$0.00	46
9752101	Department of the Military		Benchmark Group		
CMTC Building 1641 Renovation					
Legacy 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>
6 /25/2021	2	Unforeseen Condition	\$0.00	\$0.00	0
6 /25/2021	3	Substitution / Alternative Method	\$0.00	(\$1,000.00)	0

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
1002101RLF Newberry & Wells Hall HVAC Upgrades 6/8/2021 \$975,000.00 Pettit & Pettit Consulting Engineers, Inc.	Henderson State University Arkadelphia, AR 6/10/2021 NA No	Energy Upgrades Approval to Proceed Closed NA NA
4802109 Energy Savings Projects Tucker and 6/29/2021 \$18,603,150.00 Pettit & Pettit Consulting Engineers, Inc.	Department of Correction Tucker, AR 570,654 No	ESCO/ADEQ-Energy Office Approval to Proceed Open for Review \$ 32.60 NA
4802113 Generators for Re-entry Facilities at 6/18/2021 \$198,000.00 Lockeby and Associates, Inc.	Department of Correction Tucker, AR 6/23/2021 NA No	In House Labor Plan Review Submittal Waiting for Responses NA NA
4852102 US Marshal's Offices in Central 6/10/2021 \$371,265.00 Wittenberg, Delony & Davidson, Inc.	Department of Community Correction North Little Rock, AR 6/14/2021 3,500 No	Public Bid Approval to Proceed Closed \$ 106.07 NA
4852103 East Central ACC Center Re-roof 6/25/2021 \$475,287.00 Wittenberg, Delony & Davidson, Inc.	Department of Community Correction West Memphis, AR 25,100	Public Bid Plan Review Submittal Open for Review \$ 18.93
5002141 Renovations to the Luther Hardin Building 6/18/2021 \$833,000.00 Pettit & Pettit Consulting Engineers, Inc.	Department of Education Little Rock, AR 0 No	Public Bid Approval to Bid Open for Review NA NA
5162101B AWIN Tower Structural - Delight 6/17/2021 \$80,000.00 Vertical Structures	AETN Delight, AR 6/21/2021 NA No	Public Bid Negotiated Changes Closed NA NA
5162101C AWIN Tower Structural 6/17/2021 \$80,000.00 Vertical Structures	AETN Forrest City, AR 6/21/2021 NA No	Emergency Bid Negotiated Changes Closed NA 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
7102120 Fiber Upgrade at Booneville HDC 5/7/2021 \$395,536.00 Bernhard TME	Department of Human Services Booneville, AR 6/7/2021 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
8652101 Searles Prairie Natural Area Fence 6/10/2021 \$45,000.00 deMx Architecture	Department of Arkansas Heritage Rogers, AR 6/11/2021 NA No	Public Bid Approval to Bid Closed NA NA
9002106 New Restroom 6/11/2021 \$196,387.70 McClelland Engineering	Parks, Heritage & Tourism Lake Frieson State Park 6/18/2021 448 No	Public Bid Approval to Bid Closed \$ 439.03 NA
9002110 Replace Roof & Improve HVAC 6/25/2021 \$185,259.25 Allison Architects	Parks, Heritage & Tourism Queen Wilhelmina State Park 6,330 No	Public Bid Approval to Bid Open for Review \$ 29.27 NA
9302102 Former Hunt Town South AML-Phase II 6/17/2021 \$1,683,400.00 FTN Associates (Fayetteville Office)	Department of Environmental Quality Hartman, AR 6/22/2021 NA No	Public Bid Approval to Bid Closed NA NA
9751821 CMTC Building 1313 Renovations 6/21/2021 \$714,274.00 Fennell Purifoy Architects	Military Department Fort Chaffee, AR 6/25/2021 6,586 No	Public Bid Plan Review Submittal Waiting for Responses \$ 108.48 NA
9751822 CMTC Building 1315 Renovations 6/21/2021 \$858,272.00 Fennell Purifoy Architects	Military Department Fort Chaffee, AR 6/29/2021 7,754 No	Public Bid Plan Review Submittal Waiting for Responses \$ 110.69 NA
9751842 RMTC 17300 Expansion-Renovation 6/7/2021 \$944,384.00 Cromwell Architects Engineers	Military Department Camp Robinson, North Little Rock, AR 6/10/2021 7,488 No	Public Bid Plan Review Submittal Waiting for Responses \$ 126.12 NA
9752114 CMTC Building 1757 Renovation 6/22/2021 \$239,150.00 Architecture Plus, Inc.	Military Department Fort Chaffee, AR 2,300 No	Public Bid Plan Review Submittal Open for Review \$ 103.98 NA

New Contracts

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

Department of Human Services

7102015	Reroof of Various Buildings at ASH Phase III	\$279,623.04
6 /24/2021	Morris and Associates Architects, Environmental Co Shields & Associates, Inc.	

7102112	Dining Room Expansion SE AR HDC	\$550,000.00
6 /23/2021	Stocks-Mann Architects, PLC Grindstone Construction	

7102113	Living Units Renovation Arkadelphia HDC	\$421,211.86
6 /30/2021	Lockeby & Associates, Inc. Bradford Scruggs, LLC	

7102116	Replace Kitchen MAU at Conway HDC	\$160,493.00
6 /11/2021	Lockeby & Associates, Inc. Comfort Systems USA (Arkansas), Inc.	

7102118	Replace Windows Various Bldgs Ph 3 at Conway HDC	\$48,935.00
6 /3 /2021	Morris and Associates Architects, Environmental Co AGM Glass, Inc.	

Department of the Military

9752108	CMTC Bdg 1318 Functional Fitness Training Facility	\$112,980.00
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CMTC Building 1366 DFAC Renovation at Fort Chaffee		\$281,155.00
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9752123	Department of the Military	\$477,619.00
CMTC Building 1665 Barracks Renovation		\$491,257.00
6 /22/2021	Benchmark Group	Design / Bid / Build
2:30:00 PM	Wohali LLC	

Public School Accessibility Reviews

June 2021

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5002145	Maintenance Building Plan Review Submittal Approval to Proceed	6/1/2021 6/28/2021	6/10/2021	Hector Schools Waiting for Responses Open for Review
5002146	Caddo Hills Health Clinic Plan Review Submittal	6/23/2021		Caddo Hills Schools Open for Review