

# ARKANSAS BUILDING AUTHORITY

MIKE BEEBE, GOVERNOR


• ANNE W. LAIDLAW, DIRECTOR

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## MEMORANDUM

**TO:** David Ferguson, Director  
Arkansas Legislative Council

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

**RE:** September 2008 Monthly Report

**DATE:** October 10, 2008

**Cc:** Governor Mike Beebe  
ABA Council Members

Please find enclosed documents which outline Arkansas Building Authority's activities for the month September. The enclosed materials pertain to those duties performed by this agency with regards to capital improvements (design review and construction) and leasing transactions. The information is being provided to you pursuant to Ark. Code Ann. §22-2-108 (13).

Should the Council have any questions regarding this report, please do not hesitate to call.

# ARKANSAS BUILDING AUTHORITY

## Monthly Report September, 2008

### I. Real Estate Services

#### NEW LEASES:

**Lease Number** N9242  
**Lessee Name** Mark Cates  
**Property Name** Approximately 131 acres of pastureland located in the Park.  
**Address** Prairie Grove Battlefield State Park  
**City** Prairie Grove      **Start Date** 7/1/2008      **End Date** 6/30/2013  
**County Name** Washington      **Sq Ft**      **RateSF**  
**Lessor Name** Arkansas Department of Parks & Tourism      **Annual Rent** \$6,701  
**Comments:** New five (5) year lease for pastureland.

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**Lease Number** P2623  
**Lessee Name** Arkansas Forestry Commission  
**Property Name** Evergreen Packaging  
**Address** 602 N. Hutchinson St.  
**City** Pine Bluff      **Start Date** 3/1/2008      **End Date** 2/28/2013  
**County Name** Jefferson      **Sq Ft** 420      **RateSF** \$5.71  
**Lessor Name** Evergreen Packaging      **Annual Rent** \$2,398  
**Comments:** New five (5) year Lease for office space.

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**Lease Number** P2644  
**Lessee Name** Department of Workforce Services  
**Property Name** 5401 South University Bldg.  
**Address** 5401 South University  
**City** Little Rock      **Start Date** 3/1/2009      **End Date** 2/28/2015  
**County Name** Pulaski      **Sq Ft** 42,700      **RateSF** \$13.98  
**Lessor Name** 5401 South University Bldg. LLC.      **Annual Rent** \$596,946  
**Comments:** New six (6) year Lease for relocation of agency through RFP process; existing space with renovations by Lessor.

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**NEW LEASES:**

**Lease Number** P2658  
**Lessee Name** DFA - Revenue Division  
**Property Name**  
**Address** 500 N. 3rd  
**City** Augusta **Start Date** 7/1/2008 **End Date** 6/30/2010  
**County Name** Woodruff **Sq Ft** 345 **RateSF** \$8.70  
**Lessor Name** Woodruff County, Arkansas **Annual Rent** \$3,000  
**Comments:** New two (2) year lease for office space.

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**Lease Number** P2661  
**Lessee Name** Arkansas State University  
**Property Name** Stoneridge Estates  
**Address** 2528 Granite Pointe  
**City** Jonesboro **Start Date** 9/15/2008 **End Date** 8/31/2009  
**County Name** Craighead **Sq Ft** 3,200 **RateSF** \$7.50  
**Lessor Name** Rick & Sherry Turman **Annual Rent** \$24,000  
**Comments:** One year residential lease for private home for University employee housing.

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**Lease Number** P2663  
**Lessee Name** University of Central Arkansas  
**Property Name**  
**Address** 3660 Jeanne Drive  
**City** Conway **Start Date** 8/1/2008 **End Date** 5/31/2009  
**County Name** Faulkner **Sq Ft** 7,660 **RateSF** \$7.38  
**Lessor Name** Gene Salter Properties, Inc. **Annual Rent** \$56,500  
**Comments:** New ten (10) month Lease for temporary housing of students.

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**Lease Number** S8400  
**Lessee Name** Department of Workforce Services  
**Property Name** Mid South Community College  
**Address** 2003 W. Broadway  
**City** West Memphis **Start Date** 7/1/2008 **End Date** 6/30/2011  
**County Name** Crittenden **Sq Ft** 7,851 **RateSF** \$12.75  
**Lessor Name** Mid South Community College **Annual Rent** \$100,100  
**Comments:** New three (3) year Lease for office space on the campus of Mid South Community College.

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**LEASE RENEWALS:**

**Lease Number** N9214  
**Lessee Name** Families & Children Together, Inc.  
**Address** SAU Tech Campus  
**City** East Camden      **Start Date** 10/1/2008      **End Date** 6/30/2009  
**County Name** Calhoun      **Sq Ft**      **RateSF** \$0.00  
**Lessor Name** Southern Arkansas University Tech      **Annual Rent** \$1.00  
**Comments:** Seven (7) month renewal with no changes.

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**Lease Number** P2017  
**Lessee Name** Arkansas Forestry Commission  
**Address** 9462 Highway 9  
**City** Benton      **Start Date** 9/1/2008      **End Date** 8/31/2009  
**County Name** Saline      **Sq Ft** 1,600      **RateSF** \$3.38  
**Lessor Name** Clifton and Brenda Ward      **Annual Rent** \$5,400.00  
**Comments:** One year renewal with no changes.

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**Lease Number** P2150  
**Lessee Name** UAMS - Clinical Laboraory  
**Address** 1401 Murphy Drive, Suite 14  
**City** Maumelle      **Start Date** 11/1/2008      **End Date** 10/31/2010  
**County Name** Pulaski      **Sq Ft**      **RateSF**  
**Lessor Name** Vital Records Control of Arkansas, Inc.      **Annual Rent** \$11,980.00  
**Comments:** Two (2) year renewal with no changes.

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**Lease Number** P2178  
**Lessee Name** Education - Special Education  
**Address** 1401 Capitol Avenue, Suite 450  
**City** Little Rock      **Start Date** 9/1/2008      **End Date** 8/31/2012  
**County Name** Pulaski      **Sq Ft** 12,027      **RateSF** \$16.94  
**Lessor Name** Arkansas Teacher Retirement System      **Annual Rent** \$203,737.38  
**Comments:** Four (4) year renewal with reduced square footage and lease rate.

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**LEASE RENEWALS:**

**Lease Number** P2191  
**Lessee Name** UAMS - AHEC  
**Address** 203 South Jefferson, Complex "A"  
**City** Star City      **Start Date** 7/1/2008      **End Date** 6/30/2009  
**County Name** Lincoln      **Sq Ft** 3,127      **RateSF** \$13.52  
**Lessor Name** Dr. Kenneth Heiles      **Annual Rent** \$42,277.04  
**Comments:** One (1) year renewal with no changes.

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**Lease Number** P2201  
**Lessee Name** DFA - Revenue Division  
**Address** 113 West Clinton  
**City** Heber Springs      **Start Date** 9/1/2008      **End Date** 8/31/2010  
**County Name** Cleburne      **Sq Ft** 2,000      **RateSF** \$8.40  
**Lessor Name** Karen Wildman      **Annual Rent** \$16,800.00  
**Comments:** Two (2) year renewal with approximately a 3% increase in rate.

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**Lease Number** P2298  
**Lessee Name** UAMS - Department of Pediatrics  
**Address** 632 East Henri de Tonti  
**City** Springdale      **Start Date** 7/1/2008      **End Date** 6/30/2009  
**County Name** Washington      **Sq Ft**      **RateSF**  
**Lessor Name** Phillip and Melinda Gilbey      **Annual Rent** \$1,400.00  
**Comments:** One year renewal with no changes.

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**Lease Number** P2342  
**Lessee Name** Department of Health - In-Home Services  
**Address** 100 East 20th, Suites E & F  
**City** Hope      **Start Date** 9/1/2008      **End Date** 8/31/2009  
**County Name** Hempstead      **Sq Ft** 3,400      **RateSF** \$8.47  
**Lessor Name** Tommy Wilson      **Annual Rent** \$28,800.00  
**Comments:** One year renewal with no changes.

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**LEASE RENEWALS:**

**Lease Number** P2381  
**Lessee Name** UAMS - AHEC Northeast AR  
**Address** 1300 South Church Street  
**City** Jonesboro **Start Date** 6/1/2008 **End Date** 6/30/2009  
**County Name** Craighead **Sq Ft** 6,600 **RateSF** \$8.45  
**Lessor Name** Mike Soo **Annual Rent** \$55,800.00  
**Comments:** One year renewal with new Lessor.

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**Lease Number** P2403  
**Lessee Name** U of A Board of Trustees - UAMS  
**Address** 5700 West 10th Street  
**City** Little Rock **Start Date** 9/1/2008 **End Date** 8/31/2009  
**County Name** Pulaski **Sq Ft** 50 **RateSF** \$22.96  
**Lessor Name** AA Storage @ Fairpark **Annual Rent** \$1,148.16  
**Comments:** One year renewal for climate controlled storage space with approximately a 21.1% rate increase.

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**Lease Number** P2431  
**Lessee Name** DHS-Division of County Operations  
**Address** 508 E. Booth  
**City** Searcy **Start Date** 7/1/2008 **End Date** 6/30/2009  
**County Name** White **Sq Ft** 120 **RateSF** \$4.50  
**Lessor Name** Grassy Knoll Holdings, LLC **Annual Rent** \$540.00  
**Comments:** One year renewal with a 12.5% rate increase.

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**Lease Number** P2503  
**Lessee Name** UAMS College of Public Health  
**Address** 5700 West 10th Street Unit #1023  
**City** Little Rock **Start Date** 9/1/2008 **End Date** 8/31/2009  
**County Name** Pulaski **Sq Ft** 100 **RateSF** \$11.09  
**Lessor Name** AA Storage @ Fairpark **Annual Rent** \$1,109.40  
**Comments:** One year renewal with a 2.4% rate increase.

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**LEASE RENEWALS:**

**Lease Number** P2572  
**Lessee Name** UAMS - College of Pharmacy  
**Address** 18 Freeway Drive Unit#2483  
**City** Little Rock      **Start Date** 8/1/2008      **End Date** 7/31/2010  
**County Name** Pulaski      **Sq Ft** 50      **RateSF**  
**Lessor Name** U-Storit      **Annual Rent** \$1,068.00  
**Comments:** Two (2) year renewal with no changes.

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**Lease Number** P2578  
**Lessee Name** Department of Workforce Services  
**Address** 8001 National Drive  
**City** Little Rock      **Start Date** 10/1/2008      **End Date** 3/31/2009  
**County Name** Pulaski      **Sq Ft** 23,040      **RateSF** \$9.45  
**Lessor Name** National Drive LLC.      **Annual Rent** \$217,728.00  
**Comments:** Six (6) month renewal under same terms until new location is ready for occupancy.

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**Lease Number** P6131  
**Lessee Name** DFA - Revenue Division  
**Address** 100 Spring Street  
**City** Jasper      **Start Date** 7/1/2008      **End Date** 6/30/2010  
**County Name** Newton      **Sq Ft** 688      **RateSF** \$7.21  
**Lessor Name** Newton County Special Service Corporation, In      **Annual Rent** \$4,960.00  
**Comments:** Two (2) year renewal with no changes.

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**Lease Number** P6328  
**Lessee Name** DFA - Revenue Division  
**Address** 135 Jackson  
**City** Camden      **Start Date** 7/1/2008      **End Date** 6/30/2010  
**County Name** Ouachita      **Sq Ft** 1,718      **RateSF** \$8.63  
**Lessor Name** Nance Investments, LLC      **Annual Rent** \$14,828.40  
**Comments:** Two (2) year renewal with a 3% rate increase.

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**LEASE RENEWALS:**

**Lease Number** P6485  
**Lessee Name** UAMS  
**Address** 800 Marshall Street  
**City** Little Rock      **Start Date** 7/1/2008      **End Date** 6/30/2009  
**County Name** Pulaski      **Sq Ft** 112,773      **RateSF** \$9.00  
**Lessor Name** Arkansas Children's Hospital      **Annual Rent** 1,014,957.00  
**Comments:** Cost Sharing Agreement between ACH and UAMS. Lease square footage increased but rate remained the same.

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**Lease Number** P9351  
**Lessee Name** DFA - Revenue Division  
**Address** 208 Main Street  
**City** Hampton      **Start Date** 7/1/2008      **End Date** 6/30/2010  
**County Name** Calhoun      **Sq Ft** 2,025      **RateSF** \$3.56  
**Lessor Name** Joe and Charlotte Ritchie      **Annual Rent** \$7,200.00  
**Comments:** Two (2) year renewal with Lessor name change.

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**Lease Number** P9387  
**Lessee Name** DWE - Arkansas Rehabilitation Services  
**Address** 507 Cherry St.  
**City** Helena      **Start Date** 10/1/2008      **End Date** 9/30/2009  
**County Name** Phillips      **Sq Ft** 2,000      **RateSF** \$9.00  
**Lessor Name** Otis Howe d/b/a OJJ, LLC      **Annual Rent** \$18,000.00  
**Comments:** One year renewal with no changes.

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**Lease Number** P9428  
**Lessee Name** Department of Community Correction  
**Address** 401 West Vine Street  
**City** Searcy      **Start Date** 10/1/2008      **End Date** 9/30/2011  
**County Name** White      **Sq Ft** 6,496      **RateSF** \$9.02  
**Lessor Name** Powell Brothers, Inc.      **Annual Rent** \$58,593.92  
**Comments:** Three (3) year renewal with a 2% annual rate increase.

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**LEASE RENEWALS:**

**Lease Number** P9696  
**Lessee Name** DFA - Office of Driver Services  
**Address** 135 Jackson  
**City** Camden **Start Date** 3/5/2009 **End Date** 6/30/2010  
**County Name** Ouachita **Sq Ft** 514 **RateSF** \$8.64  
**Lessor Name** Nance Investments, LLC **Annual Rent** \$4,439.31  
**Comments:** Two year renewal with a 3% increase in rent.

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**Lease Number** P9736  
**Lessee Name** DFA - Revenue Division  
**Address** 705 N. Parrott Drive  
**City** Huntsville **Start Date** 3/1/2008 **End Date** 2/28/2010  
**County Name** Madison **Sq Ft** 1,512 **RateSF** \$8.33  
**Lessor Name** Wilma Ledbetter **Annual Rent** \$12,600.00  
**Comments:** Two (2) year renewal with no changes.

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**Lease Number** P9832  
**Lessee Name** DFA - Revenue-Driver Services  
**Address** 2801 Olive Street  
**City** Pine Bluff **Start Date** 10/1/2008 **End Date** 9/30/2010  
**County Name** Jefferson **Sq Ft** 900 **RateSF** \$9.14  
**Lessor Name** Schickel Enterprises, LLP **Annual Rent** \$8,230.80  
**Comments:** Two (2) year renewal with a .5% rate increase.

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**Lease Number** P9883  
**Lessee Name** UAMS - Department of Psychiatry  
**Address** 1401 Murphy Drive, Suite 14  
**City** Maumelle **Start Date** 11/1/2008 **End Date** 10/31/2009  
**County Name** Pulaski **Sq Ft** **RateSF**  
**Lessor Name** Vital Records Control of Arkansas, Inc. **Annual Rent** \$550.00  
**Comments:** One year renewal with a 10% rate increase.

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**LEASE RENEWALS:**

**Lease Number** P9951  
**Lessee Name** UAMS-Hospital Medical Records Department  
**Address** 1401 Murphy Drive  
**City** Maumelle **Start Date** 6/1/2008 **End Date** 5/31/2009  
**County Name** Pulaski **Sq Ft** **RateSF**  
**Lessor Name** Vital Records Control **Annual Rent** \$65,379.96  
**Comments:** One year renewal with no changes.

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**Lease Number** P9956  
**Lessee Name** UAMS - Department of Pediatrics, Head Start Program  
**Address** 7415 Colonel Glenn Road  
**City** Little Rock **Start Date** 8/1/2008 **End Date** 7/31/2009  
**County Name** Pulaski **Sq Ft** 25,000 **RateSF** \$6.00  
**Lessor Name** Atley G. Davis **Annual Rent** \$150,000.00  
**Comments:** One year renewal with a 4% rate increase.

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**Lease Number** S6099  
**Lessee Name** Arkansas Spinal Cord Commission  
**Address** 2920 McClellan Drive  
**City** Jonesboro **Start Date** 7/1/2008 **End Date** 9/30/2009  
**County Name** Craighead **Sq Ft** 260 **RateSF** \$9.39  
**Lessor Name** DHS - Services for the Blind **Annual Rent** \$2,441.40  
**Comments:** Two (2) year renewal with approximately a 6.2% rate increase.

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**Lease Number** S8028  
**Lessee Name** Department of Correction  
**Address** Arkansas Health Center  
**City** Benton **Start Date** 7/1/2008 **End Date** 6/30/2010  
**County Name** Saline **Sq Ft** 140,246 **RateSF** \$0.70  
**Lessor Name** DHS - Division of Behavioral Health Services **Annual Rent** \$109,522.20  
**Comments:** Two (2) year renewal with no changes.

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**LEASE RENEWALS:**

**Lease Number** S8359  
**Lessee Name** Arkansas Game & Fish Commission  
**Address** 2920 McClellan Drive  
**City** Jonesboro      **Start Date** 7/1/2008      **End Date** 9/30/2009  
**County Name** Craighead      **Sq Ft** 900      **RateSF** \$8.41  
**Lessor Name** AWE - Division of Rehabilitation Services      **Annual Rent** \$7,569.01  
**Comments:** One year renewal with no changes.

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**LEASE CHANGES:**

**Lease Number** P2031  
**Lessee Name** DHS - County Operations  
**Address** 377 Airport Road  
**City** West Memphis **Start Date** 8/1/2008 **End Date** 6/30/2011  
**County Name** Crittenden **Sq Ft** 26268 **RateSF** \$8.72  
**Lessor Name** Arkansas Teacher Retirement System  
**Comments:** Lease amended to change name of management company to Colliers International.

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**Lease Number** P2306  
**Lessee Name** DFA - Office of Administrative Services  
**Address** 124 West Capitol Avenue, Suites 975, 1000 & 1200  
**City** Little Rock **Start Date** 9/1/2009 **End Date** 8/31/2011  
**County Name** Pulaski **Sq Ft** 26304 **RateSF** \$13.00  
**Lessor Name** Little Rock Union Plaza, LLC  
**Comments:** Amended lease to add 12th floor to house SAP (contract) employees per contract.

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**Lease Number** P6143  
**Lessee Name** State Securities Department  
**Address** 201 West Markham, Suite 300, 425 & 450  
**City** Little Rock **Start Date** 1/1/2009 **End Date** 12/31/2015  
**County Name** Pulaski **Sq Ft** 13468 **RateSF** \$14.42  
**Lessor Name** J. Chandler & Co., Inc.  
**Comments:** Amended lease to add another 1,750 s.f. in Suite 450 to the leased Premises.

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**Lease Number** P9558  
**Lessee Name** DFA - Office of Child Support Enforcement  
**Address** Lot #2, Industrial Park  
**City** Berryville **Start Date** 5/1/2008 **End Date** 6/30/2012  
**County Name** Carroll **Sq Ft** 7000 **RateSF** \$12.00  
**Lessor Name** Mark A. & Leah S. Stone, d/b/a Stone Properties  
**Comments:** Amended Lease to reflect new owner/Lessor

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**LEASE CHANGES:**

**Lease Number** P9601  
**Lessee Name** Arkansas State University - Newport  
**Address** Newport Airport  
**City** Newport **Start Date** 8/1/2008 **End Date** 6/30/2020  
**County Name** Jackson **Sq Ft** 0 **RateSF** \$0.00  
**Lessor Name** Newport Airport Commission  
**Comments:** Amended Lease to reflect agency name change and increase in rent due to adjusted insurance premium.

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**Lease Number** P9932  
**Lessee Name** DHS - County Operations  
**Address** 3737 Broad Street  
**City** Texarkana **Start Date** 8/1/2008 **End Date** 7/31/2010  
**County Name** Miller **Sq Ft** 25000 **RateSF** \$8.72  
**Lessor Name** Arkansas Teacher Retirement System  
**Comments:** Amended Lease to change name of management company to Colliers International.

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**Lease Number** T6121  
**Lessee Name** Education - AETN  
**Address** Cadron East Tower  
**City** Conway **Start Date** 9/1/2008 **End Date** 12/31/2028  
**County Name** Faulkner **Sq Ft** 0 **RateSF** \$0.00  
**Lessor Name** Conway Corporation  
**Comments:** Amended Lease to reflect addition of building for communication facility; also extended additional 10 years pursuant to original Lease Agreement.

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**LEASE CANCELLATIONS:**

**Lease Number** N9092

**Lessee Name** District Court of Sebastian County

**Address** 616 Garrison Avenue, Suite 100

**City** Fort Smith **County Name** Sebastian

**Lessor Name** Arkansas Building Authority

**Comments:** Cancellation due to Court relocating into County owned facility.

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**Lease Number** P2527

**Lessee Name** Department of Workforce Services

**Address** 604 Oakland Avenue

**City** Helena **County Name** Phillips

**Lessor Name** SERCO of Arkansas

**Comments:** Terminated at expiration; Department of Workforce Services now holds Lease as Lessor.

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**Lease Number** P6048

**Lessee Name** Department of Workforce Services

**Address** 1626 S. 8th St.

**City** Rogers **County Name** Benton

**Lessor Name** John K. Sporleder

**Comments:** Month to month lease cancelled due to agency relocated into new facility.

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## II. BUILDING OPERATIONS SECTION

### COMPLETED MAINTENANCE PROJECTS ABA Owned or Managed Buildings

### In-House Labor & Materials

DFA Building	\$ 4,494.00
1515 Building	2,184.00
One Capitol Mall	15,034.00
Natural Resources Complex #1	
Plant Board/Livestock and Poultry	6,878.00
PSC Building	1,043.00
Natural Resources Complex #3	
Crime Lab	4,484.00
616 Garrison Building	3,869.00
ABA Maintenance Shop	21,711.00
MainStreet Mall	8,547.00
Justice Building	6,848.00
501 Building	3,959.00
410 Battery Street	549.00
AWCC Building	2,086.00
501 Parking Lot	<u>00.00</u>
<b>Total</b>	<b><u>\$81,686.00</u></b>

### Reimbursed Alteration Requests

### Labor & Materials

AR Public Defender Comm.	\$78.56
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### COMPLETED OPERATIONS WORK ORDERS

Preventive/Routine Maintenance	143
Tenant Requested Maintenance	<u>862</u>
<b>Total</b>	<b>1,005</b>

### **III. Construction Section**

#### **Contracts:**

Current Projects under Contract:	74	
Value of Current Projects:		\$80,361,995.68
New Contracts:	4	
(See attached New Contract report)		
Value of New Contracts:		\$342,675.11
Change orders approved:	10	
(See attached Change Order report)		
Change Order Increase:		\$95, 702.30
Change Order Decrease:		-\$23,818.99
Final Payments Processed:	3	
Value of Final Payment Projects:		\$245,329.05

#### **Bid Openings:**

Bid Openings:	16
(See attached Bid Opening Report)	
Emergency Bid:	4
Rebid Projects:	0
Projects Within Budget:	15
Project Over Budget:	1

#### **Project Observations:**

Field Observations Conducted:	134
Final Inspections Conducted:	3



**New Contracts**  
**September 2008**

<b>Agency</b>	<b>Description</b>	<b>Contract</b>
<b>Approved Date</b>	<b>Design Professional</b>	<b>Amount</b>
<b>Project Number</b>	<b>Contractor</b>	
<b>DEPARTMENT OF FINANCE &amp; ADMINISTRATION</b>		
09/04/2008	Install Paging System in Ledbetter and Ragland	\$17,305.00
6100803	Buildings Hargrave Engineers International Fire Protection	
09/07/2008	Ragland Bldg Electrical System Addition to	\$73,120.00
6100802	Existing Onan Generator Hargrave Consulting Engineers Avalanche Electric Inc.	
<b>RICH MOUNTAIN COMMUNITY COLLEGE</b>		
09/07/2008	Maddox Building Courtyard Landscape	\$39,000.00
1920802	Improvements The Benham Companies Dixon Contracting Inc.	
<b>STATE MILITARY DEPARTMENT</b>		
09/26/2008	MVD Electrical Utility Expansion	\$213,250.11
9750823	TME Daniel Utility Construction. Inc.	

# Change Order Summary

September 2008

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**3380802 WAR MEMORIAL STADIUM**

WAR MEMORIAL STADIUM NORTHEAST RESTROOM RENOVATIONS  
WDD ARCHITECTS  
ROBINETTE-BURNETT CONSTRUCTION

9/25/08	CHANGE ORDER 02	UNFORESEEN CONDITIONS	\$-2,234.00
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**5100803 SCHOOL FOR THE BLIND**

EXTERIOR PAINTING AND REPAIRS  
SMITH ASSOCIATES ARCHITECTS  
NSC, INC.

9/5/08	CHANGE ORDER 01	OWNER REQUESTED CHANGES	\$6,765.75
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9/5/08	CHANGE ORDER 01	TIME EXTENSION	\$0.00
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**7100706 DEPARTMENT OF HUMAN SERVICES**

EMERGENCY BID PARTIAL ASBESTOS ABATEMENT, BASEMENT, 1ST, 2ND & BASEMENT OF  
BOND BLDG, ALEXANDER HDC  
MPE CONSULTING ENGINEERS  
SNYDER ENVIRONMENTAL

9/30/08	CHANGE ORDER 01	SUBSTITUTION / ALTERNATIVE	\$1,246.00
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9/30/08	CHANGE ORDER 01	OWNER REQUESTED CHANGES	\$62,261.00
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**7100809 DEPARMENT OF HUMAN SERVICES**

CONWAY BUILDING 17 STABILIZATION, CONWAY HDC  
LOCKEY & ASSOCIATES  
BOLIN ENTERPRISES INC.

9/5/08	CHANGE ORDER 01	UNFORESEEN CONDITIONS	\$4,500.00
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9/5/08	CHANGE ORDER 01	OWNER REQUESTED CHANGES	\$10,500.00
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**8670801 DEPARTMENT OF ARKANSAS HERITAGE - DELTA CULTURAL CENTER**

ROOFING AND EXTERIOR REPAIRS TO THE DCC DEPOT  
JAMESON ARCHITECTS  
ARROW CONST. CO.

9/30/08	CHANGE ORDER 02	UNFORESEEN CONDITIONS	\$-21,584.99
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**9000606 DEPARTMENT OF PARKS & TOURISM**

CORNWELL HOUSE REHABILITATION, YELL COUNTY  
TIM HEIPLE  
BOLES CONSTRUCTION LLC

9/18/08	CHANGE ORDER 04	OWNER REQUESTED CHANGES	\$7,220.50
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9/18/08	CHANGE ORDER 04	TIME EXTENSION	\$0.00
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# Change Order Summary

September 2008

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## 9000705 DEPARTMENT OF PARKS & TOURISM

HOUSE KEEPING CABINS AND OTHER IMPROVEMENTS, MORO BAY STATE PARK  
TRULL-HOLLENSWORTH ARCHITECTS  
SULLIVAN CONSTRUCTION COMPANY

9/4/08	CHANGE ORDER 10	UNFORESEEN CONDITIONS	\$0.00
9/4/08	CHANGE ORDER 10	TIME EXTENSION	\$0.00
9/30/08	CHANGE ORDER 10	UNFORESEEN CONDITIONS	\$3,209.05

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## 9500801 ARKANSAS LAW ENFORCEMENT TRAINING ACADEMY

ELM SPRINGS LAW ENFORCEMENT TRAINING FACILITY RUNNING TRACK  
CRAFTON, TULL, PARKS & ASSOC  
SWEETSER CONSTRUCTION

9/12/08	CHANGE ORDER 02	TIME EXTENSION	\$0.00
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## 9750801 STATE MILITARY DEPARTMENT

PEC-ILE TRAINING CENTER, CAMP ROBINSON  
LOCKEY & ASSOCIATES  
K & E CONSTRUCTION

9/5/08	CHANGE ORDER 01	TIME EXTENSION	\$0.00
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## 9750802 STATE MILITARY DEPARTMENT

PEC SMTTC TRAINING CENTER  
LOCKEY AND ASSOCIATES  
K & E CONSTRUCTION

9/5/08	CHANGE ORDER 01	TIME EXTENSION	\$0.00
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## Bid Openings

Agency Project Number Bid Opening Date Bid Opening Time	Description/Location Design Professional	Certification of Funds Low Bid Amount Low Bidder
<b>ARKANSAS BUILDING AUTHORITY</b>		
3500709 09/18/08 2:00 PM	2007 Elevator Upgrades, 501 Building (South) & DFA Building SCM Architects	\$966,749.00 \$870,777.00 C.B.M. Construction Co.
3500801 09/11/08 2:00 PM	2008 Replacement of Exterior Doors, One Capitol Mall (Mac) Robin Borne'	\$150,000.00 \$164,500.00 C.B.M. Construction
<b>DEPARTMENT OF PARKS &amp; TOURISM</b>		
9000816 09/23/08 2:00 PM	New Employee Residence, Bull Shoals-White River State Park Dan F. Stowers Architect, PA	\$265,000.00 \$234,245.00 Greer Excavating
<b>DEPARTMENT OF FINANCE &amp; ADMINISTRATION</b>		
6100901 09/18/08 1:30	Fire Protection for Computer Room, Ledbetter Bldg Polk Stanley	\$40,000.00 \$0.00 No Valid Bids Received
<b>EMERGENCY</b>		

## Bid Openings

Agency Project Number Bid Opening Date Bid Opening Time	Description/Location Design Professional	Certification of Funds Low Bid Amount Low Bidder
<b>DEPARTMENT OF HUMAN SERVICES</b>		
7100803 09/04/08 2:00 PM	Fire Main, Fire Sprinkler System, New Roofs, Mansfield Youth Treatment Center Taggart Foster Currence Gray	\$580,000.00 \$938,270.00 Nabholz Client Service
7100901 09/23/08 2:30 PM	Re-Roof Buildings 7, 10, 16 & 18, Arkansas Health Center Benton Morris and Associates	\$350,000.00 \$251,983.00 Reynolds Construction
<b>SCHOOL FOR THE BLIND</b>		
5100901 09/30/08 1:30 PM	HVAC Equipment Replacement Smith Associates Architects	\$110,000.00 \$ 89,400.00 Walker's Heating & Cooling Inc
<b>STATE MILITARY DEPARTMENT</b>		
9750817 09/09/08 2:00 PM	Restroom Addition & Renovation-Lincoln Readiness Center Stuck Associates	\$225,000.00 \$182,497.00 Stoney Developers

## Bid Openings

Agency Project Number Bid Opening Date Bid Opening Time	Description/Location Design Professional	Certification of Funds Low Bid Amount Low Bidder
<b>STATE MILITARY DEPARTMENT</b>		
9750818 09/09/08 1:30 PM	Restroom Addition & Renovation-Berryville Readiness Center Stuck Associates	\$225,000.00 \$166,751.00 G.E.I.
9750819 09/25/08 2:00 PM	DCSPER Building, North Little Rock Stuck Associates	\$1,149,211.00 \$1,223,000.00 K & E Construction Company
9750820 09/25/08 1:00 PM	Emergency Bid / PEC GED Training Complex, Camp Robinson WD&D	\$16,887,000.00 \$17,720,000.00 CDI Contractors
<b>EMERGENCY</b>		
9750824 09/23/08 1:30 PM	RMTC Range 16 Upgrade Stuck Associates	\$300,000.00 \$218,554.00 AMR Construction
9750825 09/09/08 2:30 PM	Searcy FMS Shop Re-Roof Stuck Associates Architects	\$50,000.00 \$28,706.00 Jonesboro Roofing

## Bid Openings

Agency	Description/Location	Certification of Funds
Project Number	Design Professional	Low Bid Amount
Bid Opening Date		Low Bidder
Bid Opening Time		

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### STATE MILITARY DEPARTMENT

9750826	Emergency Bid Consolidated Maintenance Facility at Fort Chaffee	\$28,663,000.00
09/18/08	The Benham Companies	\$20,720,000.00
2:30 PM		CDI Contractors

EMERGENCY

9750903	Post Eng Shop, RTI Weapons & Maintenance Storage Buildings	\$650,000.00
09/26/08	Suck Associates Architects	\$476,107.00
1:00 PM		K & E Construction

9750904	PEC Patriot Hall Bldg 3500 F-Wing Renovation	\$476,000.00
09/25/08	Lockeby and Associates	\$575,000.00
1:30 PM		Wilkins Construction

EMERGENCY

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#### IV. Design Review Section

### Plan Reviews

September 2008

**Project Number**   **Description**  
**Agency**  
**Design Firm**  
**Review Stage**  
**Status**

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3500805	2008 Replacement of Fire Alarm System, 616 Garrison Bldg	
	Arkansas Building Authority	<b>Open Date:</b> 09/23/08
	Tim A. Risley and Associates	<b>Close Date:</b> 09/29/08
	<b>Floodplain</b>	
	Closed	

Permit Required: No

Permit Approved: NA

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Sq.Ft.	68,000	Estimated Amount: \$68,000.00
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3500805	2008 Replacement of Fire Alarm System, 616 Garrison Bldg	
	Arkansas Building Authority	<b>Open Date:</b> 09/23/08
	Tim A. Risley and Associates	<b>Close Date:</b>
	<b>Final Plan Review</b>	
	Open for Review	

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Sq.Ft.	68,000	Estimated Amount: \$68,000.00
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4800802	Grimes Industry Building Continuation	
	Department of Correction	<b>Open Date:</b> 09/30/08
	Lockeby and Associates	<b>Close Date:</b>
	<b>Revised Final Plan Review</b>	
	Open for Review	

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Sq.Ft.	21,600	Estimated Amount: \$459,000.00
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4800901	Cummins Firehouse	
	Department of Correction	<b>Open Date:</b> 09/05/08
	Lockeby and Associates	<b>Close Date:</b> 09/16/08
	<b>Floodplain</b>	
	Closed	

Permit Required: No

Permit Approved: NA

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Sq.Ft.	6,120	Estimated Amount: \$733,000.00
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## Plan Reviews

September 2008

**Project Number**   **Description**  
**Agency**  
**Design Firm**  
**Review Stage**  
**Status**

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4800901   Cummins Firehouse  
Department of Correction  
Lockeby and Associates  
**First Plan Review**  
Open for Review

**Open Date:** 09/05/08  
**Close Date:**

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Sq.Ft.   6,120   Estimated Amount: \$733,000.00

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4800902   Wrightsville Drainage System  
Department of Correction  
Lockeby and Associates  
**Floodplain**  
Open for Review

**Open Date:** 09/05/08  
**Close Date:**

Permit Required:

Permit Approved:

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Sq.Ft.   NA   Estimated Amount: \$116,000.00

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4800902   Wrightsville Drainage System  
Department of Correction  
Lockeby and Associates  
**First and Final Plan Review**  
Open for Review

**Open Date:** 09/05/08  
**Close Date:**

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Sq.Ft.   NA   Estimated Amount: \$116,000.00

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5160901   KETS DT Transmitter Building Modifications  
Educational TV Commission  
Pettit and Pettit  
**Floodplain**  
Closed

**Open Date:** 07/29/08  
**Close Date:** 09/22/08

Permit Required: No

Permit Approved: NA

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Sq.Ft.   NA   Estimated Amount: \$90,000.00

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## Plan Reviews

September 2008

**Project Number**   **Description**  
**Agency**  
**Design Firm**  
**Review Stage**  
**Status**

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5160901	KETS DT Transmitter Building Modifications Educational TV Commission Pettit and Pettit	<b>Open Date:</b> 07/29/08 <b>Close Date:</b> 09/05/08
	<b>First and Final Plan Review</b>	
	Closed	

Review Completed: 08/06/08      Responses Received: 09/05/08

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Sq.Ft.    NA      Estimated Amount: \$90,000.00

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5160902	KETS DT Channel 7 Antenna Installation Rigging Emergency Bid Educational TV Commission Jacobs Wilcox	<b>Open Date:</b> 08/01/08 <b>Close Date:</b> 09/30/08
	<b>First and Final Plan Review</b>	
	Closed	

Review Completed: 08/06/08      Responses Received: 09/29/08

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Sq.Ft.    NA      Estimated Amount: \$165,000.00

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5160903	KETZ DT Channel 10 Antenna Installation Rigging Educational TV Commission Jacobs Wilcox	<b>Open Date:</b> 08/01/08 <b>Close Date:</b> 09/30/08
	<b>First and Final Plan Review Letter</b>	
	Closed	

Review Completed: 08/06/08      Responses Received: 09/29/08

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Sq.Ft.    NA      Estimated Amount: \$115,000.00

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8670901	Rehab of Temple Beth El as DCC Heritage Hall and Former Drive-In at Maint. Shop DAH - Delta Cultural Center Jameson Architects, Pa	<b>Open Date:</b> 08/27/08 <b>Close Date:</b> 09/16/08
	<b>Floodplain</b>	
	Closed	

Permit Required: No      Permit Approved: NA

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Sq.Ft.    7,255      Estimated Amount: \$878,000.00

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## Plan Reviews

September 2008

**Project Number**   **Description**  
                           **Agency**  
                           **Design Firm**  
                           **Review Stage**  
                           **Status**

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8750901	New Storage Building, Old State House DAH-Old State House Commission WER Architects	<b>Open Date:</b> 08/08/08 <b>Close Date:</b> 09/03/08
	<b>Floodplain</b>	
	Closed	

Permit Required: No

Permit Approved: NA

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Sq.Ft.	5,400	Estimated Amount: \$1,000,000.00
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9000807	New Employee Residence, Withrow Springs State Park Department of Parks and Tourism Dan F. Stowers Architect	<b>Open Date:</b> 06/30/08 <b>Close Date:</b> 09/11/08
	<b>First and Final Plan Review</b>	
	Closed	

Review Completed: 07/22/08

Responses Received: 09/10/08

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Sq.Ft.	1,503	Estimated Amount: \$266,465.00
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9000810	Beech Point Campground Improvements, Mississippi River State Park Department of Parks and Tourism Cromwell	<b>Open Date:</b> 04/16/08 <b>Close Date:</b> 09/08/08
	<b>Floodplain</b>	
	Closed	

Permit Required: No

Permit Approved: NA

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Sq.Ft.	NA	Estimated Amount: \$1,514,251.00
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9000810	Beech Point Campground Improvements, Mississippi River State Park Department of Parks and Tourism Cromwell	<b>Open Date:</b> 04/16/08 <b>Close Date:</b> 09/05/08
	<b>First Plan Review</b>	
	Closed	

Review Completed: 04/28/08

Responses Received: 09/01/08

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Sq.Ft.	NA	Estimated Amount: \$1,514,251.00
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## Plan Reviews

September 2008

**Project Number**   **Description**  
                             **Agency**  
                             **Design Firm**  
                             **Review Stage**  
                             **Status**

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9000810	Beech Point Campground Improvements, Mississippi River State Park	
	Department of Parks and Tourism	<b>Open Date:</b> 09/05/08
	Cromwell	<b>Close Date:</b>
	<b>Final Plan Review</b>	
	Open for Review	

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Sq.Ft.	NA	Estimated Amount: \$1,514,251.00
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9000813	Installation of a Telecommunications System. DeGray Lake Resort	
	Department of Parks and Tourism	<b>Open Date:</b> 07/31/08
	Kin Siew, P.E.	<b>Close Date:</b> 09/09/08
	<b>Resubmitted First and Final Plan Review</b>	
	Closed	

Review Completed: 08/01/08                      Responses Received: 09/04/08

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Sq.Ft.	NA	Estimated Amount: \$50,000.00
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9000814	Devil's Den Equestrian Campground	
	Department of Parks and Tourism	<b>Open Date:</b> 06/19/08
	McClelland Engineers	<b>Close Date:</b> 09/05/08
	<b>Final Plan Review</b>	
	Closed	

Review Completed: 06/26/08                      Responses Received: 09/02/08

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Sq.Ft.	555,288	Estimated Amount: \$2,221,538.00
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9000904	New Laundry Facility, Lake Catherine State Park	
	Department of Parks and Tourism	<b>Open Date:</b> 08/08/08
	Clements Architects	<b>Close Date:</b> 09/02/08
	<b>Floodplain</b>	
	Closed	

Permit Required: No                                      Permit Approved: NA

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Sq.Ft.	1,008	Estimated Amount: \$350,000.00
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# Plan Reviews

September 2008

**Project Number**   **Description**  
**Agency**  
**Design Firm**  
**Review Stage**  
**Status**

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9000905	Cabin Access Road Improvements, Lake Chicot State Park Department of Parks and Tourism USI Consulting Engineers, Inc.	<b>Open Date:</b> 08/12/08 <b>Close Date:</b> 09/10/08
	<b>Floodplain</b> Closed	

Permit Required: No                      Permit Approved: NA

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Sq.Ft.	NA	Estimated Amount: \$297,930.00
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9000906	Connecting Trail-Cosqui Site to Northern Ohio School, Parkin Arch. State Park Department of Parks and Tourism USI Consulting Engineers, Inc.	<b>Open Date:</b> 08/12/08 <b>Close Date:</b> 09/10/08
	<b>Floodplain</b> Closed	

Permit Required: No                      Permit Approved: NA

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Sq.Ft.	NA	Estimated Amount: \$203,000.00
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9000907	New Employee Residence, Crater of Diamonds State Park Department of Parks and Tourism Dan Stowers, AIA	<b>Open Date:</b> 09/11/08 <b>Close Date:</b> 10/02/08
	<b>Floodplain</b> Closed	

Permit Required: No                      Permit Approved: NA

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Sq.Ft.	1,865	Estimated Amount: \$260,250.00
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9000907	New Employee Residence, Crater of Diamonds State Park Department of Parks and Tourism Dan Stowers, AIA	<b>Open Date:</b> 09/11/08 <b>Close Date:</b>
	<b>First and Final Plan Review</b> Open for Review	

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Sq.Ft.	1,865	Estimated Amount: \$260,250.00
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# Plan Reviews

September 2008

**Project Number**   **Description**  
**Agency**  
**Design Firm**  
**Review Stage**  
**Status**

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9000908	Group Dining Hall and Group Lodge "B," Lake Fort Smith State Park Department of Parks and Tourism Tim A. Risley and Associates	<b>Open Date:</b> 08/14/08 <b>Close Date:</b> 09/08/08
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**Floodplain**

Closed

Permit Required: No

Permit Approved: NA

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Sq.Ft.	9,486	Estimated Amount: \$1,316,027.00
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9000909	Wastewater Treatment Plant Improvements, Mt. Magazine State Park Department of Parks and Tourism Marlar Engineering	<b>Open Date:</b> 09/05/08 <b>Close Date:</b> 09/22/08
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**Floodplain**

Closed

Permit Required: No

Permit Approved: NA

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Sq.Ft.	NA	Estimated Amount: \$419,000.00
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9000909	Wastewater Treatment Plant Improvements, Mt. Magazine State Park Department of Parks and Tourism Marlar Engineering	<b>Open Date:</b> 09/05/08 <b>Close Date:</b>
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**First and Final Plan Review**

Open for Review

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Sq.Ft.	NA	Estimated Amount: \$419,000.00
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9000910	The Resort at Village Creek-Phase 1-Golf Course Clubhouse Department of Parks and Tourism Three Architects	<b>Open Date:</b> 09/10/08 <b>Close Date:</b>
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**Floodplain**

Waiting for Response

Permit Required:

Permit Approved:

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Sq.Ft.	NA	Estimated Amount: \$500,000.00
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## September 2008

September 2008

9000910	The Resort at Village Creek-Phase 1-Golf Course Clubhouse	
	Department of Parks and Tourism	
	Three Architects	<b>Open Date:</b> 09/10/08
		<b>Close Date:</b>
	<b>Plan Review</b>	
	Waiting for Response	
	Review Completed: 10/02/08	

9000911	Stabilize and Restore Redfeld-Hinman House Department of Parks and Tourism Taylor Kempkes Architects <b>Floodplain</b> Closed	<b>Open Date:</b> 09/24/08 <b>Close Date:</b> 10/02/08
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9000911	Stabilize and Restore Redfeld-Hinman House Department of Parks and Tourism Taylor Kempkes Architects <b>Final Plan Review</b> Open for Review	<b>Open Date:</b> 09/24/08 <b>Close Date:</b>
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9000912	Parking Improvements-Configuration-Repairs and Resurfacing, Pinnacle Mountain Department of Parks and Tourism In-House <b>Floodplain</b> Open for Review	<b>Open Date:</b> 09/30/08 <b>Close Date:</b>
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Sq.Ft.      NA      Estimated Amount: \$237,435.00

## Plan Reviews

September 2008

Project Number	Description	Agency	Design Firm	Review Stage	Status
9000912	Parking Improvements-Configuration-Repairs and Resurfacing, Pinnacle Mountain Department of Parks and Tourism In-House <b>Final Plan Review</b> Open for Review			<b>Open Date:</b> 09/30/08 <b>Close Date:</b>	
Sq.Ft.	NA	Estimated Amount: \$237,435.00			
9750820	Emergency Bid/PEC GED Training Complex, Camp Robinson State Military Department WDD <b>Final Plan Review</b> Closed			<b>Open Date:</b> 08/12/08 <b>Close Date:</b> 09/05/08	
Review Completed: 08/26/08		Responses Received: 09/02/08			
Sq.Ft.	84,679	Estimated Amount: \$16,866,000.00			
9750903	Post Eng Shop, RTI Weapons and Maintenance Storage Buildings State Military Department Suck Associates Architects <b>First Plan Review</b> Closed			<b>Open Date:</b> 08/21/08 <b>Close Date:</b> 09/05/08	
Review Completed: 08/27/08		Responses Received: 09/05/08			
Sq.Ft.	7,512	Estimated Amount: \$571,824.00			
9750904	PEC Patriot Hall Bldg 3500 F-Wing Renovation State Military Department Lockeby and Associates <b>First and Final Plan Review</b> Closed			<b>Open Date:</b> 08/22/08 <b>Close Date:</b> 09/09/08	
Review Completed: 09/02/08		Responses Received: 09/09/08			
Sq.Ft.	12,673	Estimated Amount: \$476,000.00			



## Approved for Bidding

Project Number	Description	Agency	Design Firm
Date			
5100901	HVAC Equipment Replacement		
9/3/08	School for the Blind		
	Smith Associates Architects		
Sq. ft.	NA	Estimated Cost:	\$110,000.00
9000815	New Fire Station Mt Magazine State Park		
9/9/08	Department of Parks and Tourism		
	Taylor Kempkes Architects		
Sq. ft.	2,383	Estimated Cost:	\$109,100.00
9750820	Emergency Bid/PEC GED Training Complex, Camp Robinson		
9/9/08	State Military Department		
	WDD		
Sq. ft.	84,679	Estimated Cost:	\$16,866,000.00
9750903	Post Eng Shop, RTI Weapons and Maintenance Storage Buildings		
9/9/08	State Military Department		
	Suck Associates Architects		
Sq. ft.	7,512	Estimated Cost:	\$571,824.00
9000814	Devil's Den Equestrian Campground		
9/10/08	Department of Parks and Tourism		
	McClelland Engineers		
Sq. ft.	555,288	Estimated Cost:	\$2,221,538.00
9750904	PEC Patriot Hall Bldg 3500 F-Wing Renovation		
9/10/08	State Military Department		
	Lockeby and Associates		
Sq. ft.	12,673	Estimated Cost:	\$476,000.00

## Approved for Bidding

Project Number	Description
Date	Agency
	Design Firm

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9000813	Installation of a Telecommunications System, DeGray Lake Resort State Park
9/12/08	Department of Parks and Tourism
	Kin Siew, P.E.

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Sq. ft.	NA	Estimated Cost:	\$50,000.00
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5160901	KETS DT Transmitter Building Modifications
9/22/08	Educational TV Commission
	Pettit and Pettit

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Sq. ft.	NA	Estimated Cost:	\$90,000.00
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## Public School Accessibility Reviews

<u>Project Number</u>	<u>Project Description</u>	<u>School District</u>	<u>Review Open Date</u>	<u>Complete Date</u>	<u>Status</u>
5000914	Additions to Beebe Field House	Beebe	09/16/2008	09/16/2008	Complete
5000915	New Lavaca Concession Stand	Lavaca	09/18/2008	09/25/2008	Complete
5000913	Genoa High School Cafeteria Addition	Genoa	09/09/2008	09/09/2008	Complete
5000912	Melbourne Field House & Bus Stop	Melbourne	09/02/2008	09/08/2008	Complete
5000911	Greenwood Wells East Campus Storm Shelter	Greenwood	08/26/2008	09/02/2008	Complete
5000907	Perryville Cafeteria	Perryville	08/20/2008	09/08/2008	Complete
5000905	Bismarck High School	Bismarck	08/01/2008	09/15/2008	Complete
5000916	Ft Smith Cavanaugh Elementary Classroom/Admin	Ft Smith	09/30/2008		Waiting
5000917	New Fouke High School Vocational Building	Fouke	09/30/2008		Waiting