



STATE OF ARKANSAS

**Department of Finance
and Administration**

DIVISION OF BUILDING AUTHORITY

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MEMORANDUM

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

FROM: Anne W. Laidlaw, Director *AWL*

RE: Monthly Report – December, 2017

DATE: January 9, 2018

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 December, 2017. 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
December, 2017**

I. Real Estate Services

NEW LEASES:

Lease Number P3060 **Start Date** 11/1/2017 **End Date** 10/31/2027
Lessee Name U of A Board of Trustees, U of A - Fayetteville
Property Name Executive Education Center
Address 119 Main Street
City Little Rock **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$1
Lessor Name 117 Main Street, LLC **Principal** Savanna Nelson
Comments: New ten (10) year Public Advantage lease for U of A - Fayetteville.

Lease Number P3068 **Start Date** 7/1/2017 **End Date** 6/30/2018
Lessee Name University of Arkansas - Pulaski Technical College
Property Name Arkansas Workforce Services
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 lease at Arkansas Worforce Centers for U of A - Pulaski Tech.

Lease Number P3076 **Start Date** 1/1/2018 **End Date** 12/31/2020
Lessee Name UAMS-Donald W. Reynolds Institute on Aging-South Central Center on Aging
Property Name
Address 206 Frankie Lane
City White Hall **County Name** Jefferson
Sq Ft 2,832 **RateSF** \$14.00 **Annual Rent** \$39,648
Lessor Name Alnoor Properties, LLC c/o Coldwell Banker **Principal** Adeeb Khaleel
Comments: New three (3) year lease for UAMS in White Hall, consolidating three (3) locations into one (1).

NEW LEASES:

Lease Number P3078 *Start Date* 1/1/2018 *End Date* 6/30/2019

Lessee Name North Arkansas College

Property Name

Address 124 Lee Street

City Huntsville *County Name* Madison

Sq Ft 2,000 *RateSF* \$3.60 *Annual Rent* \$7,200

Lessor Name Lew Thompson Properties, LLC *Principal* Lew Thompson

Comments: New eighteen (18) month lease for North Arkansas College.

Lease Number S8502 *Start Date* 1/15/2018 *End Date* 12/31/2023

Lessee Name Assessment Coordination Department

Property Name 900 West Capitol Building

Address 900 West Capitol Avenue

City Little Rock *County Name* Pulaski

Sq Ft 7,269 *RateSF* \$16.00 *Annual Rent* \$116,304

Lessor Name DFA - Division of Building Authority *Principal* N/A

Comments: New six (6) year lease for the relocation of the Assessment Coordination from Capitol Place to 900 West Capitol for improved office conditions.

LEASE RENEWALS:

Lease Number N9286 *Start Date* 1/1/2018 *End Date* 12/31/2019

Lessee Name Darryl Young Farms

Address

City Blytheville *County Name* Mississippi

Sq Ft *RateSF* *Annual Rent* \$3,150.00

Lessor Name Arkansas Northeastern College *Principal* N/A

Comments: Two (2) year lease renewal with no other changes. Lessee was winning high bidder for two (2) year lease term.

Lease Number P2069 *Start Date* 3/1/2018 *End Date* 2/29/2020

Lessee Name DFA - Revenue Division

Address 125 West Page Street

City Malvern *County Name* Hot Spring

Sq Ft 2,392 *RateSF* \$11.92 *Annual Rent* \$28,507.80

Lessor Name Wright and Seale Properties *Principal* William Wright

Comments: Two (2) year lease renewal with one percent (1.00%) rent increase.

Lease Number P2183 *Start Date* 3/1/2018 *End Date* 2/29/2020

Lessee Name Southern Arkansas University Tech

Address 201 Airport Drive

City Texarkana *County Name* Miller

Sq Ft 22,365 *RateSF* \$0.39 *Annual Rent* \$8,638.56

Lessor Name Texarkana Airport Authority *Principal* N/A

Comments: Two (2) year lease renewal with three percent (3.00%) rent increases in Years 1 and 2.

Lease Number P2219 *Start Date* 2/1/2018 *End Date* 1/31/2019

Lessee Name Arkansas State Crime Laboratory

Address 325 West Capitol Avenue

City Little Rock *County Name* Pulaski

Sq Ft *RateSF* *Annual Rent* \$1,239.96

Lessor Name Information Vaulting Services, LLC *Principal* Bobby Horton

Comments: One (1) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number P2224 *Start Date* 2/1/2018 *End Date* 1/31/2020
Lessee Name DFA - Office of Child Support Enforcement
Address 504 Highway 65 North
City McGehee *County Name* Desha
Sq Ft 8,000 *RateSF* \$9.18 *Annual Rent* \$73,440.00
Lessor Name F. H. Gill *Principal* F.H. Gill
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2293 *Start Date* 3/1/2018 *End Date* 2/28/2019
Lessee Name Arkansas Department of Correction
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 P2302 *Start Date* 4/1/2018 *End Date* 3/31/2020
Lessee Name DFA - Revenue Division
Address 4556 North Highway 7
City Hot Springs Village *County Name* Garland
Sq Ft 1,600 *RateSF* \$15.00 *Annual Rent* \$24,000.00
Lessor Name HSVRE, LLC *Principal* Registered Agents, Inc
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2363 *Start Date* 1/1/2018 *End Date* 12/31/2019
Lessee Name DFA - Office of Child Support Enforcement
Address 105 West Capitol Avenue
City Little Rock *County Name* Pulaski
Sq Ft 24,267 *RateSF* \$15.81 *Annual Rent* \$383,661.24
Lessor Name Gupta Vanderbilt Court I, Limited Partnershi *Principal* Kristine Gupta
Comments: Two (2) year lease renewal with agency vacating Suite 400 on 9-30-18.

LEASE RENEWALS:

Lease Number P2522 **Start Date** 2/1/2018 **End Date** 1/31/2020
Lessee Name Arkansas Department of Environmental Quality
Address 4170 Martin Luther King Jr. Boulevard
City Fayetteville **County Name** Washington
Sq Ft 2,500 **RateSF** \$14.00 **Annual Rent** \$35,000.04
Lessor Name Calypso Properties, LLC **Principal** Clifford Slinkard
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2604 **Start Date** 7/1/2018 **End Date** 6/30/2020
Lessee Name DFA - Office of Child Support Enforcement
Address 2455 Washington Avenue
City Conway **County Name** Faulkner
Sq Ft 7,396 **RateSF** \$16.00 **Annual Rent** \$118,335.96
Lessor Name Trinity Development Company, Inc. **Principal** Jim Rankin
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2658 **Start Date** 7/1/2018 **End Date** 6/30/2020
Lessee Name DFA - Revenue Division
Address 500 North 3rd Street
City Augusta **County Name** Woodruff
Sq Ft 345 **RateSF** \$8.87 **Annual Rent** \$3,060.00
Lessor Name Woodruff County, Arkansas **Principal** N/A
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2659 **Start Date** 3/1/2018 **End Date** 2/29/2020
Lessee Name DFA - Revenue Division
Address 1604 South Pine Street
City Cabot **County Name** Lonoke
Sq Ft 4,000 **RateSF** \$14.60 **Annual Rent** \$58,410.00
Lessor Name Royce C. Weeks **Principal** Royce Weeks
Comments: Two (2) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number P2667 *Start Date* 1/1/2018 *End Date* 12/31/2018
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 P2708 *Start Date* 7/1/2018 *End Date* 6/30/2019
Lessee Name Arkansas State Police
Address 610A East Emma Avenue
City Springdale *County Name* Washington
Sq Ft 1,320 *RateSF* \$7.40 *Annual Rent* \$9,768.00
Lessor Name Jones Trust *Principal* Susan Barrett
Comments: One (1) year lease renewal with no other changes.

Lease Number P2741 *Start Date* 10/1/2017 *End Date* 9/30/2018
Lessee Name UAMS - Donald W. Reynolds Institute on Aging - AAI
Address 2813 Forest Home Road
City Jonesboro *County Name* Craighead
Sq Ft 2,780 *RateSF* \$13.10 *Annual Rent* \$36,424.44
Lessor Name St. Bernard's Hospital, Inc. d/b/a St. Bernard *Principal* Chris Barber
Comments: One (1) year lease renewal with a two percent (2%) rent increase.

Lease Number P2747 *Start Date* 1/1/2018 *End Date* 12/31/2021
Lessee Name UAMS - Hospital Administration
Address 11300 Financial Centre Parkway
City Little Rock *County Name* Pulaski
Sq Ft 10,206 *RateSF* \$19.36 *Annual Rent* \$197,619.12
Lessor Name Pyramid Park, LLC *Principal* Wallis Allen
Comments: Agency exercising 4 year option w/ 1.75% rent escalation. Lessor repainting, deep-cleaning, and replacing some flooring.

LEASE RENEWALS:

Lease Number P2790 *Start Date* 7/1/2018 *End Date* 6/30/2019
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 P2807 *Start Date* 12/1/2017 *End Date* 11/30/2018
Lessee Name Arkansas Department of Community Correction
Address 325 East Main Street
City Booneville *County Name* Logan
Sq Ft 4,700 *RateSF* \$4.17 *Annual Rent* \$19,584.00
Lessor Name Kevin Kimbrell *Principal* Kevin Kimbrell
Comments: One (1) year lease renewal with thirty-two dollars (\$32.00) per month rent increase.

Lease Number P2869 *Start Date* 3/1/2018 *End Date* 2/29/2020
Lessee Name UAMS - Regional Programs - North Central
Address 1200 South Main Street
City Searcy *County Name* White
Sq Ft 550 *RateSF* *Annual Rent* \$1.00
Lessor Name Unity Health *Principal* Ray Montgomery
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2896 *Start Date* 11/1/2017 *End Date* 10/31/2018
Lessee Name Arkansas Department of Community Correction
Address 843 East Main Street
City Blytheville *County Name* Mississippi
Sq Ft 1,250 *RateSF* \$4.94 *Annual Rent* \$6,181.20
Lessor Name Dixie Properties, LLC *Principal* William G. Thomas
Comments: One (1) year lease renewal with no other changes

LEASE RENEWALS:

Lease Number P2897 *Start Date* 2/1/2018 *End Date* 1/31/2020
Lessee Name DFA - Revenue Division
Address 901 First Avenue SW
City Gravette *County Name* Benton
Sq Ft 750 *RateSF* \$3.00 *Annual Rent* \$2,250.00
Lessor Name Benton County, Arkansas *Principal* N/A
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2975 *Start Date* 11/1/2017 *End Date* 10/31/2019
Lessee Name DHS - Children and Family Services
Address 708 Garrison Avenue
City Fort Smith *County Name* Sebastian
Sq Ft 1,000 *RateSF* \$1.22 *Annual Rent* \$1,224.00
Lessor Name The Steps, Inc. *Principal* Susan Hooks
Comments: Two (2) year storage lease renewal with no other changes.

Lease Number P3053 *Start Date* 5/1/2018 *End Date* 4/30/2020
Lessee Name DHS - Children & Family Services
Address 113 East College Street
City Nashville *County Name* Howard
Sq Ft 150 *RateSF* \$4.96 *Annual Rent* \$744.00
Lessor Name Charles and Sue Smith D/B/A Smith Mini St *Principal* Charles Smith
Comments: Two (2) year lease renewal with no other changes.

Lease Number P6019 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name DFA - Revenue Division
Address Madison and Holly Streets
City McGehee *County Name* Desha
Sq Ft 352 *RateSF* \$6.39 *Annual Rent* \$2,249.16
Lessor Name City of McGehee, Arkansas *Principal* N/A
Comments: Two (2) year lease renewal with a \$60.00 annual rental increase.

LEASE RENEWALS:

Lease Number P6039 *Start Date* 1/1/2018 *End Date* 12/31/2019
Lessee Name Arkansas Department of Environmental Quality
Address North Little Rock Airport
City North Little Rock *County Name* Pulaski
Sq Ft *RateSF* *Annual Rent* \$754.40
Lessor Name North Little Rock Airport Commission *Principal* N/A
Comments: Two (2) year lease renewal with rent increase of \$20 per annum.

Lease Number P6055 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name DFA - Revenue Division
Address 107 Broadway Street
City Pocahontas *County Name* Randolph
Sq Ft 883 *RateSF* \$9.06 *Annual Rent* \$8,000.00
Lessor Name Randolph County, Arkansas *Principal* N/A
Comments: Two (2) year lease renewal with no other changes.

Lease Number P6160 *Start Date* 4/1/2018 *End Date* 3/31/2020
Lessee Name DHS - County Operations
Address 136 Archer Street
City Hampton *County Name* Calhoun
Sq Ft 3,500 *RateSF* \$6.82 *Annual Rent* \$23,870.04
Lessor Name Samco, Inc. *Principal* Ted Bradshaw
Comments: Two (2) year lease renewal with no other changes.

Lease Number P6210 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name DFA - Revenue Division
Address 1 Pickeren Street
City Salem *County Name* Fulton
Sq Ft 182 *RateSF* \$24.73 *Annual Rent* \$4,500.00
Lessor Name Fulton County *Principal* N/A
Comments: Two (2) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number P6266 *Start Date* 7/1/2018 *End Date* 6/30/2019
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 Tri-B Realty, Inc. *Principal* John Billingsley
Comments: One (1) year lease renewal with no other changes.

Lease Number P6416 *Start Date* 5/1/2018 *End Date* 4/30/2020
Lessee Name DHS - County Operations
Address 203 South Leslie Street
City Stuttgart *County Name* Arkansas
Sq Ft 7,600 *RateSF* \$7.06 *Annual Rent* \$53,655.96
Lessor Name Lefco Properties, LLC *Principal* Sharon Coates
Comments: Two (2) year lease renewal with no other changes.

Lease Number P7068 *Start Date* 7/1/2018 *End Date* 6/30/2019
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Commission
Address 101 West Searcy Street
City Kensett *County Name* White
Sq Ft 983 *RateSF* \$3.66 *Annual Rent* \$3,600.00
Lessor Name R. L. Prestidge *Principal* R.L. Prestidge
Comments: One (1) year lease renewal with no other changes.

Lease Number P7101 *Start Date* 1/1/2018 *End Date* 12/31/2018
Lessee Name Arkansas State Board of Nursing
Address 1123 South University Avenue
City Little Rock *County Name* Pulaski
Sq Ft 12,386 *RateSF* \$15.01 *Annual Rent* \$185,993.28
Lessor Name Curtis Finch Jr. and BQFA Holding Compan *Principal* Curtis Finch, Jr
Comments: One (1) year lease renewal with conversion from usable to rentable square feet and four percent (4.00%) rent increase.

LEASE RENEWALS:

Lease Number P8142 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name Arkansas Agriculture Department -Arkansas Insurance Department
Address 2.5 Acres Land: Sect 11, Township 7 South, Range 25 West
City Kirby *County Name* Pike
Sq Ft *RateSF* *Annual Rent* \$250.00
Lessor Name FIA Timber Growth and Value Arkansas, LL *Principal* Samuel Grice
Comments: Two (2) year Public Advantage Lease with no other changes.

Lease Number P9351 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name DFA - Revenue Division
Address 218 Main Street
City Hampton *County Name* Calhoun
Sq Ft 2,025 *RateSF* \$4.15 *Annual Rent* \$8,400.00
Lessor Name Charlotte Ritchie *Principal* Charlotte Ritchie
Comments: Two (2) year lease renewal with no other changes.

Lease Number P9452 *Start Date* 3/1/2018 *End Date* 2/29/2020
Lessee Name DHS - County Operations
Address 800 West Commercial Street
City Ozark *County Name* Franklin
Sq Ft 8,000 *RateSF* \$7.66 *Annual Rent* \$61,280.04
Lessor Name C. V. Combs *Principal* C.V. Combs
Comments: Two (2) year lease renewal with no other changes.

Lease Number P9459 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name DHS - County Operations
Address 913 SE 13th Court
City Bentonville *County Name* Benton
Sq Ft 22,771 *RateSF* \$12.00 *Annual Rent* \$273,252.00
Lessor Name "J" Street Development, Inc. *Principal* Robert Laman
Comments: Two (2) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number P9484 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name DFA - Revenue Division
Address 25 South 10th Street
City Paris *County Name* Logan
Sq Ft 1,320 *RateSF* \$6.63 *Annual Rent* \$8,751.60
Lessor Name H E F, INC. *Principal* Bill Elsken
Comments: Two (2) year lease renewal with no other changes.

Lease Number P9509 *Start Date* 3/1/2018 *End Date* 2/29/2020
Lessee Name DHS - County Operations
Address 900 South Rogers Street
City Clarksville *County Name* Johnson
Sq Ft 8,497 *RateSF* \$8.83 *Annual Rent* \$75,028.56
Lessor Name DHS Rentals, LLC *Principal* Dennis Standridge
Comments: Two (2) year lease renewal with no other changes.

Lease Number P9545 *Start Date* 4/1/2018 *End Date* 3/31/2020
Lessee Name DHS - County Operations
Address 2126 Capps Road
City Harrison *County Name* Boone
Sq Ft 13,571 *RateSF* \$8.20 *Annual Rent* \$111,282.24
Lessor Name Razor Property Management, LLC *Principal* Dale Jones
Comments: Two (2) year lease renewal with no other changes.

Lease Number P9574 *Start Date* 5/1/2018 *End Date* 4/30/2020
Lessee Name DHS - County Operations
Address 301 1/2 New Orleans Avenue
City Brinkley *County Name* Monroe
Sq Ft 4,605 *RateSF* \$3.00 *Annual Rent* \$13,800.00
Lessor Name G & P Properties of Brinkley, LLC *Principal* Gary Padget
Comments: Two (2) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number P9605 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name Arkansas Department of Environmental Quality
Address 775 Highway 201 North
City Mountain Home *County Name* Baxter
Sq Ft 1,584 *RateSF* \$5.49 *Annual Rent* \$8,696.16
Lessor Name Leisure Homes Corporation *Principal* Tom Embach
Comments: Two (2) year lease renewal with no other changes.

Lease Number P9669 *Start Date* 3/1/2018 *End Date* 2/29/2020
Lessee Name Arkansas Board of Parole
Address 105 West Capitol Avenue
City Little Rock *County Name* Pulaski
Sq Ft 11,566 *RateSF* \$13.50 *Annual Rent* \$156,141.00
Lessor Name Gupta Vanderbilt Court I, Limited Partnershi *Principal* Kristine Gupta
Comments: Two (2) year leaes renewal with no other changes.

Lease Number P9682 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name DFA - Revenue Division
Address 410 North Fourche Avenue
City Perryville *County Name* Perry
Sq Ft 1,200 *RateSF* \$9.37 *Annual Rent* \$11,245.08
Lessor Name R & L Properties, A Limited Partnership *Principal* Tommy Lasiter
Comments: Two (2) yr renewal w rate reverting back to retroactive rate after last two (2) year rate was discounted due to Lessor credit.

Lease Number P9683 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name DFA - Revenue Division
Address 410-B South Martin Street
City Warren *County Name* Bradley
Sq Ft 1,500 *RateSF* \$9.95 *Annual Rent* \$14,925.00
Lessor Name Don Schwebel or Glenda Schwebel *Principal* Don Schwebel
Comments: Two (2) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number P9700 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name DFA - Revenue Division
Address 100 West First Street
City Waldron *County Name* Scott
Sq Ft 832 *RateSF* \$10.10 *Annual Rent* \$8,400.00
Lessor Name Scott County, Arkansas *Principal* N/A
Comments: Two (2) year lease renewal with no other changes.

Lease Number P9926 *Start Date* 3/1/2018 *End Date* 2/29/2020
Lessee Name DHS - County Operations
Address 100 Weaver Avenue
City Batesville *County Name* Independence
Sq Ft 20,600 *RateSF* \$9.75 *Annual Rent* \$200,850.00
Lessor Name Independence County, Arkansas *Principal* N/A
Comments: Two (2) year lease renewal with no other changes.

Lease Number P9933 *Start Date* 5/1/2018 *End Date* 4/30/2020
Lessee Name DHS - County Operations
Address 101 NW 3rd Street
City Bryant *County Name* Saline
Sq Ft 1,500 *RateSF* \$8.74 *Annual Rent* \$13,110.00
Lessor Name Bryant Properties *Principal* Ted Boswell
Comments: Two (2) year lease renewal with no other changes.

Lease Number P9945 *Start Date* 4/1/2018 *End Date* 3/31/2020
Lessee Name Arkansas Agriculture Department -Arkansas Insurance Department
Address Sulpher Springs Road
City Malvern *County Name* Hot Spring
Sq Ft 10,000 *RateSF* \$1.20 *Annual Rent* \$11,999.04
Lessor Name City of Malvern, Arkansas and Malvern Airp *Principal* N/A
Comments: Two (2) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number P9993 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name Arkansas State Plant Board
Address 2111 DeWitt Henry Drive
City Beebe *County Name* White
Sq Ft 200 *RateSF* \$2.20 *Annual Rent* \$440.00
Lessor Name Doyle Burns D/B/A Sure-Lok Mini Storage *Principal* Doyle Burns
Comments: Two (2) year lease renewal with no other changes.

Lease Number S8402 *Start Date* 5/1/2018 *End Date* 4/30/2020
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Commission
Address Northwest S14, T12S, R24W
City Hope *County Name* Hempstead
Sq Ft *RateSF* *Annual Rent* \$1.00
Lessor Name University of Arkansas - Division of Agricultu *Principal* N/A
Comments: Two (2) year lease renewal with no other changes.

LEASE CHANGES:

Lease Number P2876 *Start Date* 7/1/2017 *End Date* 6/30/2023
Lessee Name Northwest Arkansas Community College
Address 1200 SE Eagle Way
City Bentonville *County Name* Benton
Sq Ft 17285 *RateSF* \$6.01
Lessor Name Northwest Arkansas Community College Fo *Principal* N/A
Comments: Change amendment to reflect adjusted rent schedule.

Lease Number P3005 *Start Date* 11/8/2017 *End Date* 10/31/2023
Lessee Name Department of Career Education - Division of Rehabilitation Services
Address 1115 Ferguson Drive
City Benton *County Name* Saline
Sq Ft 5300 *RateSF* \$12.16
Lessor Name Commercial Development, LLC *Principal* G. Bart Ferguson
Comments: Lease Commencement Amendment to reflect Commencement Date of 11-8-17.

Lease Number P9361 *Start Date* 9/25/2017 *End Date* 6/30/2019
Lessee Name Arkansas State Bank Department
Address 924 South Main Street
City Jonesboro *County Name* Craighead
Sq Ft 2700 *RateSF* \$11.41
Lessor Name JWCF Enterprises LLC *Principal* Candace Franks
Comments: Change amendment to reflect change of Lessor and Lessor Address effective 9-25-17.

Lease Number P9896 *Start Date* 10/31/2017 *End Date* 11/30/2018
Lessee Name UAMS - Department of Pediatrics - Head Start
Address 7501 Colonel Glenn Road
City Little Rock *County Name* Pulaski
Sq Ft 6800 *RateSF* \$3.88
Lessor Name Dennis Bluff Estates LLC *Principal* Christopher Dennis
Comments: Change amendment to reflect new Lessor and mailing address effective 10-31-17.

LEASE CANCELLATIONS:

Lease Number N9060
Lessee Name Literacy Council of Miller and Bowie Counties, Inc.
Address 600 Walnut Street
City Texarkana **County Name** Miller
Lessor Name Arkansas Department of Community Correction
Comments: Lessor (Arkansas Community Correction) allowing lease to terminate early (July 31, 2017).

Lease Number N9230
Lessee Name Rose Creek Industries, LLC
Address Cantrell Road
City Little Rock **County Name** Pulaski
Lessor Name Arkansas School for the Deaf
Comments: Lessor and Lessee agree to let lease expire on 11-30-17. Lessee was winning bidder on purchase of the Land.

Lease Number N9344
Lessee Name Gigerich Electrical, Inc.
Address 411 South West Avenue
City El Dorado **County Name** Union
Lessor Name South Arkansas Community College
Comments: Lessor and Lessee agree to let lease expire on 12-31-17. Lessee no longer needed space in El Dorado.

Lease Number P2282
Lessee Name UAMS - AAI, Pine Bluff and South Central Center on Aging
Address 4747 Dusty Lake Drive
City Pine Bluff **County Name** Jefferson
Lessor Name Jefferson Hospital Association, Inc.
Comments: Lessor and Lessee agree to let lease expire on 12/31/17 with no further obligation by either party.

LEASE CANCELLATIONS:

Lease Number P2751
Lessee Name UAMS - Donald W. Reynolds Institute on Aging - AAI
Address 4747 Dusty Lake Drive
City Pine Bluff **County Name** Jefferson
Lessor Name Jefferson Hospital Association, Inc.
Comments: Lessor and Lessee agree to let lease expire 12/31/17 with no further obligation by either party.

Lease Number P2937
Lessee Name North Arkansas College
Address 683 North Parrott Drive
City Huntsville **County Name** Madison
Lessor Name Wilma Ledbetter
Comments: Lessor and Lessee agree to let lease expire on 12/31/17. North Arkansas College is relocating to a larger facility within Huntsville (lease #P3078).

Lease Number S8091
Lessee Name Arkansas Department of Health
Address 101 East Capitol Avenue
City Little Rock **County Name** Pulaski
Lessor Name DFA - Division of Building Authority
Comments: Lease expired 12-31-17. SB606 removes ADH requirement of testing, but ADH needed to retain space until new Rules are promulgated.

Lease Number S8490
Lessee Name Arkansas Assesment Coordination Department
Address 1614 West 3rd Street
City Little Rock **County Name** Pulaski
Lessor Name DBA - Division of Building Authority
Comments: Department relocating to 900 West Capitol Bldg, Suite 320. DBA has plans to raze the Capitol Place building in early 2018.

II. Construction Section

Contracts:

Current Projects under Contract:	107	
Value of Current Projects:	\$	106,318,736.44
New Contracts:	7	
(See attached New Contract report)		
Value of New Contracts:	\$	6,943,658.00
Change Orders approved:	16	
(See attached Change Order report)		
Change Order Increase:	\$	151,401.45
Change Order Decrease:	-\$	12,517.00
Projects Completed:	7	
Value of Completed Projects:	\$	2,791,500.93

Bid Process and Openings:

Projects in the Bid Process	34
Bid Openings:	
(See attached Bid Opening Report)	4
Emergency Bid:	0
Rebid Projects:	0
Projects Within Budget:	4
Project Over Budget	0

Project Observations:

Field Inspections Conducted:	19
Final Inspections Conducted	6

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
5101802	School for the Blind	\$324,000.00
ANCRC Work Projects Administrative Infirmary		\$346,276.00
12/14/2017	Smith Associates Architects, P.A.	Design / Bid / Build
2:00:00 PM	Hydco, Inc.	
5131703	School for the Deaf	\$300,000.00
Masonry Pointing & Interior Window Insulation		\$295,116.00
12/12/2017	Smith Associates Architects, P.A.	Design / Bid / Build
2:00:00 PM	Wagner General Contractors, Inc	
7101805	Department of Human Services	\$139,587.00
Drainage & Plumbing HVAC Pad Repair Education Bldg		\$119,997.00
12/21/2017	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
2:00:00 PM	American Structure, Inc.	
9751724	Military Department of Arkansas	\$708,445.69
Building 2600 Modernization - IT Admin / Storage		\$707,000.00
12/7 /2017	Stocks-Mann Architects, PLC	Design / Bid / Build
2:00:00 PM	Shields & Associates, Inc.	

New Contracts

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount
Arkansas Department of Environmental Quality		
9301705	ADEQ Boiler Replacement	\$153,738.00
12/11/2017	Bernhard TME Comfort Systems USA (Arkansas), Inc.	
Arkansas Department of Parks and Tourism		
9001801	Ozark Folk Center State Park Cabin Interior Reno	\$2,165,000.00
12/21/2017	AMR Bradford Scruggs, LLC	
Arkansas State Police		
9601801	New Troop I HQ	\$3,450,000.00
12/28/2017	Wittenberg Delony & Davidson Architects Western Millwright Services, Inc.	
Department of Human Services		
7101619	Toilet Shroud Ligature Safety Renovation	\$71,059.00
12/7 /2017	Morris and Associates Architects, Environmental Co Bray Sheet Metal Company	
7101803	Installation of Gymnasium Generator	\$127,700.00
12/29/2017	Lockeby & Associates, Inc. Evatt Electric, Inc	
Military Department of Arkansas		
9751631	CMTC Bldg 1394 Renovation	\$649,161.00
12/6 /2017	Burrows & Associates Cornerstone Construction of Russellville	
9751801	Statewide Entry Control Improvements	\$327,000.00
12/21/2017	Garver Engineers Shields & Associates, Inc.	

Change Order Summary

5101801 School for the Blind

Smith Associates Architects, P.A.

Campus Wide Roofing of Various Bldgs
Ketcher and 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>
12/1 /2017	1	Code / Regulation / Rule	\$3,900.00	\$0.00	0
12/1 /2017	1	Item Not Shown Or Specified	\$2,300.00	\$0.00	0
12/1 /2017	1	Unforeseen Condition	\$2,150.00	\$0.00	0

6151703 DFA- Division of Building Authority

DFA- Division of Building Authority, IN-HOUSE

Renovate 4th Floor @ 501 Building
Ross Sparks 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>
12/13/2017	4	Owner Requested	\$0.00	(\$11,809.85)	0
12/13/2017	4	Unforeseen Condition	\$6,353.00	\$0.00	0

6151717 DFA- Division of Building Authority

DFA- Division of Building Authority, IN-HOUSE

Suite 320 Alterations
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>
12/20/2017	1	Time Extension	\$0.00	\$0.00	6
12/20/2017	1	Owner Requested	\$10,147.68	\$0.00	0
12/29/2017	2	Unforeseen Condition	\$0.00	(\$904.39)	0
12/29/2017	2	Owner Requested	\$19,116.29	\$0.00	0
12/29/2017	2	Time Extension	\$0.00	\$0.00	11

7101710 Department of Human Services

Lockeby & Associates, Inc.

HVAC Renovations, Bldgs 285-288, AHDC
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>
12/6 /2017	2	Unforeseen Condition	\$785.06	\$0.00	0

7101717 Department of Human Services

Morris and Associates Architects,
Environmental Consultants

Pavilion at Booneville HDC
Cornerstone Construction of Russellville

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/14/2017	1	Owner Requested	\$5,106.00	\$0.00	0

9001513	Arkansas Department of Parks and Tourism	Polk Stanley Wilcox Architects, Ltd.			
New Visitors Center @ Jacksonport State Park					
Tate 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>
12/12/2017	2	Unforeseen Condition	\$13,088.75	\$0.00	0
12/12/2017	2	Time Extension	\$0.00	\$0.00	7
9001708	Arkansas Department of Parks and Tourism	Department of Parks & Tourism, In-House			
Wastewater Treatment Plant Modifications @ Toltec					
D & J Red Iron and Aggregate, LTD					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/19/2017	1	Time Extension	\$0.00	\$0.00	47
9001713	Arkansas Department of Parks and Tourism	Witsell Evans Rasco Architects / Planners			
CCC Group Camp Renovation @ Crowley's Ridge SP					
Dennis Allen 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>
12/28/2017	1	Owner Requested	\$19,620.00	\$0.00	0
12/28/2017	1	Unforeseen Condition	\$2,022.00	\$0.00	0
12/28/2017	1	Substitution / Alternative Method	\$2,480.00	\$0.00	0
12/28/2017	1	Time Extension	\$0.00	\$0.00	30
9001721	Arkansas Department of Parks and Tourism	Department of Parks & Tourism, In-House			
New Equipment Shed @ Davidsonville Historic SP					
CR Ishmael 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>
12/14/2017	3	Owner Requested	\$2,452.55	\$0.00	0
9301701	Arkansas Department of Environmental Quality	FTN Associates, Ltd.			
Remedial Action Construction Project DAMCO, INC.					
Southern Environmental Management & Specialties					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/6 /2017	3	Time Extension	\$0.00	\$0.00	5
12/6 /2017	3	Unforeseen Condition	\$0.00	\$13,788.00	0
12/19/2017	4	Time Extension	\$0.00	\$0.00	5
12/19/2017	4	Unforeseen Condition	\$26,250.00	\$0.00	0
12/19/2017	5	Unforeseen Condition	\$26,522.10	\$0.00	0
12/19/2017	5	Time Extension	\$0.00	\$0.00	4

9751617 Military Department of Arkansas			Tim A. Risley & Associates		
CMTC Building 1497 Renovation @ Fort Chaffee					
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>
12/28/2017	2	Owner Requested	\$0.00	(\$13,590.76)	0
9751647 Military Department of Arkansas			Benchmark Group		
CMTC Barracks Group 11, 1606-1607 @ Fort Chaffee					
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>
12/11/2017	1	Owner Requested	\$4,554.01	\$0.00	0
9751648 Military Department of Arkansas			Benchmark Group		
CMTC Barracks Group 15, 1608-1609 @ Fort Chaffee					
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>
12/11/2017	1	Owner Requested	\$4,554.01	\$0.00	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
4801802B ESCO Energy Upgrades Phase 2 11/13/2017 \$12,187,709.00 Wittenberg, Delony & Davidson, Inc.	Department of Correction Brickeys and Dermott, AR 12/6/2017 684,371 No	ESCO/ADEQ-Energy Office Plan Review Submittal Waiting for Responses \$ 17.81 NA
4801803 Pine Bluff Unit 9 Barracks Renovation 12/1/2017 \$346,000.00 Lockeby & Associates, Inc.	Department of Correction Pine Bluff, AR 12/8/2017 4,800 No	In House Labor Approval to Proceed Closed \$ 72.00 NA
4801805 ACC Omega Programs Building 12/21/2017 \$334,000.00 Lockeby & Associates, Inc.	Department of Correction Malvern, AR 3,000	Public Bid Plan Review Submittal Open for Review \$ 111.00
4851802A ESCO Energy Upgrades Project 12/8/2017 \$2,029,819.00 Wittenberg, Delony & Davidson, Inc.	Department of Community Correction Little Rock, Osceola, Hope, Camden, 12/15/2017 NA No	ESCO/ADEQ-Energy Office Plan Review Submittal Waiting for Responses NA NA
5101803 Shults House Bathroom 11/16/2017 \$220,620.00 Smith Associates Architects, PA	Arkansas School for the Blind Little Rock, AR 12/15/2017 5,400 No	Public Bid Plan Review Submittal Waiting for Responses \$ 40.85 NA
5201801 Chiller Insulation Project 12/20/2017 \$90,000.00 ATOKA, Inc.	Department of Career Education Hot Springs, AR NA No	Public Bid Approval to Bid Open for Review NA NA
57-710-P3047 New Office Building 12/4/2017 \$785,000.00 Architecture Plus, Inc.	Department of Human Services Mena, AR 12/5/2017 10,900 No	Leasing Approval to Proceed Closed \$ 72.02 NA
6151714A Capitol Place Abatement and Demolition 12/4/2017 \$61,000.00 ATOKA, Inc.	DFA/Division of Building Authority Little Rock, AR 12/6/2017 12,000 No	Public Bid Approval to Bid Closed \$ 5.08 NA

DBA Plan Review File # Project Title Date Received Current Estimated Construction Cost Design Firm Name	Agency Name Project Location Date Completed Building Area (sq ft) Floodplain Permit Required	Project Type Review Type Current Status Cost Per Square Foot Date Permit Approved
7101718 Training Room Addition at Jonesboro 12/8/2017 \$242,771.00 Morris & Associates	Department of Human Services Booneville, AR 12/20/2017 1,088 No	Public Bid Approval to Bid Closed \$ 223.14 NA
7101801 Windows Replacement at Various Cottages 12/4/2017 \$112,245.00 Morris & Associates	Department of Human Services Conway HDC 12/12/2017 NA No	Public Bid Re-bid Closed NA NA
7101806 Campus Generator 12/21/2017 \$68,000.00 Lockeby & Associates, Inc.	Department of Human Services Jonesboro HDC NA No	Public Bid Approval to Bid Open for Review NA NA
7101807 Replace Auto Transfer Switches at ASH 12/21/2017 \$124,642.00 Lockeby & Associates, Inc.	Department of Human Services Little Rock, AR 12/21/2017 NA No	Public Bid Approval to Bid Closed NA NA
7101808 Re-roof Various Cottages (13, 14, 27) at 12/8/2017 \$349,205.00 Morris & Associates	Department of Human Services Conway, AR 12/20/2017 27,825 No	Public Bid Plan Review Submittal Waiting for Responses \$ 12.55 NA
9001803 New Modular Employee Residence Site 12/1/2017 \$50,990.00 Taylor Kempkes Architects, P.A.	Parks & Tourism Pinnacle Mountain State Park 12/13/2017 NA No	Public Bid Approval to Bid Closed NA NA
9001810 Marina Boat Dock C 11/17/2017 \$381,187.40 McClelland Engineering	Parks & Tourism DeGray Lake Resort, AR 12/5/2017 NA No	Public Bid Approval to Bid Closed NA NA
9501801 Asbestos and Mold Remediation S. & N. 12/20/2017 \$163,200.00 ATOKA, Inc.	Law Enforcement Training Academy East Camden, AR 12/27/2017 27,710 No	Emergency Bid Approval to Bid Upgraded Closed \$ 5.88 NA

Public School Accessibility Reviews

December 2017

Project #	Project Review Type	Date Received	Date Completed	School District Current
5001814	Lion Stadium Concessions and Dressing Rooms Approval to Proceed	12/1/2017	12/8/2017	Searcy Schools Closed
5001815	East End Middle School Approval to Proceed	12/14/2017	12/15/2017	Sheridan Schools Closed
5001817	New Junior High School Plan Review Submittal Approval to Proceed	11/14/2017 12/19/2017	12/15/2017 12/20/2017	Bryant Schools Closed Closed
5001818	Elementary #16 Plan Review Submittal Approval to Proceed	12/1/2017 12/21/2017	12/15/2017	Rogers Schools Waiting for Responses Open for Review
5001819	Bus Garage and Maintenance Facility Plan Review Submittal Approval to Proceed	12/1/2017 12/29/2017	12/15/2017	Bryant Schools Closed Open for Review
5001820	Bentonville West High School Stadium Completion Plan Review Submittal	12/7/2017		Bentonville Schools Open for Review
5001821	New Tennis Courts Plan Review Submittal	12/15/2017		West-Side Schools Open for Review