



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: April 2019 Monthly Report

DATE: May 6, 2019

Cc: Governor Asa Hutchinson
Larry Walther, DFA Director

Pursuant to Arkansas Code Annotated § 22-2-108 (13), please find enclosed the documents which outline the Division of Building Authority's activities for the month of April 2019. These documents pertain to those duties performed by the Division regarding capital improvements (design review and construction) and leasing transactions. Should you have any questions please do not hesitate to contact me.

DFA - DIVISION OF BUILDING AUTHORITY

**Monthly Report
April, 2019**

I. Real Estate Services

NEW LEASES:

Lease Number N9374 **Start Date** 1/1/2019 **End Date** 12/31/2020
Lessee Name Semahtronix, LLC
Property Name ADC Grimes Unit
Address 300 Corrections Drive
City Newport **County Name** Jackson
Sq Ft 21,600 **RateSF** **Annual Rent** \$1
Lessor Name Arkansas Department of Correction **Principal** N/A
Comments: Two (2) year Public Advantage Lease for Arkansas Department of Correction facility and one of their industry partners.

Lease Number P3129 **Start Date** 6/1/2019 **End Date** 5/31/2024
Lessee Name Board of Trustees University of Arkansas-Fayetteville
Property Name E.J. Ball Building
Address 112 West Center Street
City Fayetteville **County Name** Washington
Sq Ft 6,701 **RateSF** \$22.00 **Annual Rent** \$184,881
Lessor Name Tower Square Fayetteville, LLC **Principal** Chris Moses
Comments: New five (5) year Lease for U of A near campus with two percent (2.00%) annual rent escalations. \$30.00/sf Tenant Improvement Allowance given.

Lease Number P3136 **Start Date** 5/1/2019 **End Date** 4/30/2029
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Commission
Property Name Approximately 1.3 acres of land
Address
City Hatfield **County Name** Polk
Sq Ft **RateSF** **Annual Rent** \$1
Lessor Name Kenny Miller and Shannon Miller Jr. **Principal** N/A
Comments: Ten (10) year Public Advantage Land Lease for Arkansas Forestry for conducting fire prevention services.

LEASE RENEWALS:

Lease Number N9082 **Start Date** 6/1/2019 **End Date** 5/31/2020
Lessee Name Pi Kappa Alpha House Corporation
Address 439 Western Avenue
City Conway **County Name** Faulkner
Sq Ft 1,988 **RateSF** \$2.87 **Annual Rent** \$5,700.00
Lessor Name University of Central Arkansas **Principal** N/A
Comments: One (1) year automatic Lease renewal from 6-1-19 to 5-31-20.

Lease Number N9118 **Start Date** 7/1/2019 **End Date** 6/30/2020
Lessee Name International Paper Company
Address 501 Woodlane Street
City Little Rock **County Name** Pulaski
Sq Ft 1,035 **RateSF** \$14.30 **Annual Rent** \$14,800.56
Lessor Name DFA - Division of Building Authority **Principal** N/A
Comments: One (1) year Lease Renewal with addition of Act 1076 language.

Lease Number N9272 **Start Date** 7/1/2019 **End Date** 6/30/2020
Lessee Name ARCARE
Address 300 East 6th Street
City Texarkana **County Name** Miller
Sq Ft 750 **RateSF** \$18.00 **Annual Rent** \$13,500.00
Lessor Name UAMS - Regional Programs - UAMS Southw **Principal** N/A
Comments: One (1) year Sublease Renewal with no other changes.

Lease Number P2166 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name UAMS - Department of Pediatrics - Kids First
Address 3450 West 34th Street
City Pine Bluff **County Name** Jefferson
Sq Ft 12,250 **RateSF** \$9.12 **Annual Rent** \$111,712.92
Lessor Name L. Don Richey **Principal** L. Don Richey
Comments: Two (2) year lease renewal with two percent (2.00%) rent increase per Lease Renewal Option. Lessor performing various repairs/improvements to space.

LEASE RENEWALS:

Lease Number P2185 **Start Date** 8/1/2019 **End Date** 7/31/2021
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 correcting some minor repairs/maintenance items.

Lease Number P2243 **Start Date** 10/1/2019 **End Date** 9/30/2021
Lessee Name Arkansas Department of Community Correction
Address 110 East 4th Street
City Lewisville **County Name** Lafayette
Sq Ft 470 **RateSF** \$6.48 **Annual Rent** \$3,045.00
Lessor Name Lafayette County, Arkansas **Principal** N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P2364 **Start Date** 10/1/2019 **End Date** 9/30/2020
Lessee Name Arkansas Department of Workforce Services
Address 523 East 6th Street
City El Dorado **County Name** Union
Sq Ft 3,956 **RateSF** \$8.67 **Annual Rent** \$34,308.00
Lessor Name L. Gregory Buchanan and Sue Buchanan **Principal** Gregory Buchanan
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P2377 **Start Date** 3/1/2019 **End Date** 2/28/2021
Lessee Name Arkansas Department of Workforce Services
Address 2143 Dr. Martin Luther King Boulevard
City Fayetteville **County Name** Washington
Sq Ft 7,880 **RateSF** \$12.50 **Annual Rent** \$98,460.60
Lessor Name Fayetteville Associates Limited Partnership **Principal** Troy Parnell
Comments: Two (2) year Lease Renewal with square foot reduction from 10,444 square feet to 7,880 square feet. Rent increase of two percent (2.00%) flat for two (2) year term.

LEASE RENEWALS:

Lease Number P2465 **Start Date** 7/1/2019 **End Date** 6/30/2022
Lessee Name Arkansas Department of Workforce Services
Address 2254 Albert Pike
City Hot Springs **County Name** Garland
Sq Ft 6,000 **RateSF** \$11.03 **Annual Rent** \$66,187.80
Lessor Name Gold Land Estates, Inc. d/b/a West Gate Pla **Principal** Tim Winston
Comments: Three (3) year Lease Renewal with two percent (2.00%) rent increase, flat for the three (3) year term.

Lease Number P2466 **Start Date** 11/1/2019 **End Date** 10/31/2021
Lessee Name DFA - Office of Child Support Enforcement
Address 2228 Albert Pike Road
City Hot Springs **County Name** Garland
Sq Ft 10,000 **RateSF** \$15.60 **Annual Rent** \$159,750.00
Lessor Name Gold Land Estates, Inc., d/b/a West Gate PI **Principal** Tim Winston
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P2480 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name Arkansas State Bank Department
Address 777 Mathias Drive
City Springdale **County Name** Washington
Sq Ft 2,500 **RateSF** \$11.29 **Annual Rent** \$28,233.60
Lessor Name Mathias Shopping Centers, Inc. **Principal** Samuel H. Mathias
Comments: Two (2) year Lease Renewal with two percent (2.00%) rent increase, flat for two (2) year term.

Lease Number P2492 **Start Date** 7/1/2019 **End Date** 6/30/2020
Lessee Name Arkansas Department of Health - WIC Program
Address 1772 West Sunset Avenue
City Springdale **County Name** Washington
Sq Ft 2,040 **RateSF** \$10.75 **Annual Rent** \$21,930.00
Lessor Name Five Forty Properties, LLC **Principal** Bernard Kaiser
Comments: One (1) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P2774 **Start Date** 8/1/2018 **End Date** 2/29/2020
Lessee Name Arkansas Department of Workforce Services
Address 130 West Waterman Street
City Dumas **County Name** Desha
Sq Ft 1,960 **RateSF** \$10.00 **Annual Rent** \$19,599.96

Lessor Name City of Dumas, Arkansas **Principal** N/A

Comments: Nineteen (19) mo Renewal w/ Lessor name/address change. Lessee reimburses Lessor for pro rata share of utilities (equal to 28.00% of total usable sq ft), starting 8-1-18

Lease Number P2839 **Start Date** 5/1/2019 **End Date** 4/30/2020
Lessee Name U of A Board of Trustees, University of Arkansas at Pine Bluff
Address 211 West 3rd Avenue
City Pine Bluff **County Name** Jefferson
Sq Ft 985 **RateSF** \$10.21 **Annual Rent** \$10,059.60

Lessor Name The Donald W. Reynolds Community Servic **Principal** George O. Kleier

Comments: One (1) year Lease Renewal with one percent (1.00%) increase in rent.

Lease Number P2945 **Start Date** 8/1/2019 **End Date** 7/31/2021
Lessee Name College of the Ouachitas
Address 1409 South Rock Street
City Sheridan **County Name** Grant
Sq Ft 3,350 **RateSF** \$9.18 **Annual Rent** \$30,753.00

Lessor Name Brown & Brown Land and Timber, LLC **Principal** James W. Hyden

Comments: Two (2) year Lease Renewal with a two percent (2%) rent increase, flat for the two (2) year term.

Lease Number P2961 **Start Date** 8/1/2019 **End Date** 7/31/2021
Lessee Name College of Ouachitas - Adult Education Center
Address 1409 South Rock Street
City Sheridan **County Name** Grant
Sq Ft 2,500 **RateSF** \$9.18 **Annual Rent** \$22,950.00

Lessor Name Brown & Brown Land and Timber, LLC **Principal** James W. Hyden

Comments: Two (2) year Lease Renewal with a two percent (2%) rental increase, flat for the two (2) year term.

LEASE RENEWALS:

Lease Number P2994 **Start Date** 11/1/2019 **End Date** 10/31/2021
Lessee Name DFA - Revenue Division
Address 649 East Main Street
City Melbourne **County Name** Izard
Sq Ft 723 **RateSF** \$14.52 **Annual Rent** \$10,500.00
Lessor Name MDW Properties, LLC **Principal** Michael Don Watson
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P3011 **Start Date** 7/1/2015 **End Date** 6/30/2020
Lessee Name UAM - College of Technology
Address 130 West Waterman Street
City Dumas **County Name** Desha
Sq Ft 1,500 **RateSF** \$5.34 **Annual Rent** \$8,004.00
Lessor Name City of Dumas, Arkansas **Principal** N/A
Comments: Two (2) year Lease Renewal with change in Lessor entity name and Lessor address effective retroactive 7-1-15.

Lease Number P3031 **Start Date** 8/1/2019 **End Date** 7/31/2020
Lessee Name National Park College - Community and Corporate Training
Address 2223 Albert Pike Road
City Hot Springs **County Name** Garland
Sq Ft 4,711 **RateSF** \$6.94 **Annual Rent** \$32,694.34
Lessor Name VK Investment LLC **Principal** Nirmal Kilambi
Comments: One (1) year Lease Renewal with two percent (2.00%) rent increase.

Lease Number P3070 **Start Date** 7/1/2019 **End Date** 6/30/2020
Lessee Name Arkansas Department of Parks and Tourism - State Parks Division
Address 14 Hidalgo Drive
City Hot Springs Village **County Name** Garland
Sq Ft 1,358 **RateSF** \$8.17 **Annual Rent** \$11,100.00
Lessor Name No Plan B, LLC **Principal** Carolyn Troup
Comments: One (1) year Residential Housing space Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P3106 **Start Date** 8/1/2019 **End Date** 7/31/2020
Lessee Name Arkansas Department of Parks and Tourism - State Parks Division
Address 531 Captain Reid Lane
City Prairie Grove **County Name** Washington
Sq Ft 1,553 **RateSF** \$10.78 **Annual Rent** \$16,740.00
Lessor Name Stewart Estates, LLC **Principal** Curtis Stewart
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P6144 **Start Date** 10/1/2019 **End Date** 9/30/2021
Lessee Name DHS - County Operations
Address 1202 West 3rd Street
City Fordyce **County Name** Dallas
Sq Ft 5,000 **RateSF** \$4.69 **Annual Rent** \$23,450.04
Lessor Name Troy Bradley, Lorice Bradley, and Benita Ma **Principal** Troy Bradley
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P6263 **Start Date** 10/1/2019 **End Date** 9/30/2021
Lessee Name DHS - County Operations
Address 400 NW 4th Street
City Walnut Ridge **County Name** Lawrence
Sq Ft 5,336 **RateSF** \$7.85 **Annual Rent** \$41,887.56
Lessor Name Doty Family Investments, LLC **Principal** Paul Doty
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P6275 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name DFA - Office of Field Audit
Address 3104 Catalpa Street
City Pine Bluff **County Name** Jefferson
Sq Ft 3,600 **RateSF** \$4.75 **Annual Rent** \$17,100.00
Lessor Name Catalpa Business Center, Inc. **Principal** Oscar B. Demaine
Comments: Two (2) year Lease Renewal with Lessor performing various repairs/improvements.

LEASE RENEWALS:

Lease Number P6285 **Start Date** 10/1/2019 **End Date** 9/30/2021
Lessee Name DHS - County Operations
Address 524 North Main Street
City Nashville **County Name** Howard
Sq Ft 3,060 **RateSF** \$6.23 **Annual Rent** \$19,074.84
Lessor Name Billy Ray Jones **Principal** Billy Ray Jones
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P9322 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name Judicial Discipline and Disability Commission
Address 323 Center Street
City Little Rock **County Name** Pulaski
Sq Ft 3,563 **RateSF** \$14.30 **Annual Rent** \$50,964.48
Lessor Name Catlett Tower Partnership **Principal** Graham Catlett
Comments: Two (2) year Lease Renewal with one percent (1.00%) annual escalations.

Lease Number P9381 **Start Date** 7/1/2019 **End Date** 6/30/2020
Lessee Name Department of Career Education - Division of Rehabilitation Services
Address 1010 North Arkansas Avenue
City Russellville **County Name** Pope
Sq Ft 3,564 **RateSF** \$9.11 **Annual Rent** \$32,472.00
Lessor Name Dollar Investments, LLC **Principal** Kent Dollar
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P9438 **Start Date** 9/1/2019 **End Date** 8/31/2021
Lessee Name DFA - Office of Child Support Enforcement
Address 115 Jefferson Street
City Lonoke **County Name** Lonoke
Sq Ft 5,128 **RateSF** \$15.39 **Annual Rent** \$78,963.48
Lessor Name McCrary Farms, Inc. **Principal** Carolyn McCrary
Comments: Two (2) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P9528 **Start Date** 8/1/2019 **End Date** 7/31/2021
Lessee Name DHS - County Operations
Address 501 Main Street
City Rison **County Name** Cleveland
Sq Ft 5,658 **RateSF** \$9.04 **Annual Rent** \$51,148.32
Lessor Name Troy Bradley, Lorice Bradley, and Benita Ma **Principal** Troy Bradley
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P9610 **Start Date** 10/1/2019 **End Date** 9/30/2021
Lessee Name DHS - County Operations
Address 200 North First Street
City McGehee **County Name** Desha
Sq Ft 6,957 **RateSF** \$4.31 **Annual Rent** \$30,000.00
Lessor Name Desha County, Arkansas **Principal** N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P9725 **Start Date** 8/1/2019 **End Date** 7/31/2021
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 no other changes.

Lease Number S8079 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name Arkansas Natural Resources Commission
Address 101 East Capitol Avenue
City Little Rock **County Name** Pulaski
Sq Ft 32,699 **RateSF** \$12.54 **Annual Rent** \$412,905.48
Lessor Name DFA - Division of Building Authority **Principal** N/A
Comments: Two (2) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number S8216 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name Arkansas State Board of Chiropractic Examiners
Address 101 East Capitol Avenue
City Little Rock **County Name** Pulaski
Sq Ft 1,421 **RateSF** \$12.92 **Annual Rent** \$18,359.32
Lessor Name DFA - Division of Building Authority **Principal** N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number S8224 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name Department of Education - APSCN
Address 101 East Capitol Avenue
City Little Rock **County Name** Pulaski
Sq Ft 6,408 **RateSF** \$12.92 **Annual Rent** \$82,791.36
Lessor Name DFA - Division of Building Authority **Principal** N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number S8378 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name DFA - Employee Benefits Division
Address 501 Woodlane Street
City Little Rock **County Name** Pulaski
Sq Ft 18,931 **RateSF** \$13.54 **Annual Rent** \$259,205.76
Lessor Name DFA - Division of Building Authority **Principal** N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number S8397 **Start Date** 7/1/2019 **End Date** 6/30/2021
Lessee Name DFA - Employee Benefits Division
Address 501 Woodlane Street
City Little Rock **County Name** Pulaski
Sq Ft 1,896 **RateSF** \$5.15 **Annual Rent** \$9,764.40
Lessor Name DFA - Division of Building Authority **Principal** N/A
Comments: Two (2) year Storage Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number S8481 **Start Date** 6/1/2019 **End Date** 11/30/2021
Lessee Name Arkansas Department of Veterans Affairs
Address 300 Eldridge Road
City Forrest City **County Name** St. Francis
Sq Ft 253 **RateSF** \$11.00 **Annual Rent** \$2,783.04
Lessor Name Arkansas Department of Workforce Service **Principal** N/A
Comments: Thirty (30) month Sublease Renewal with no other changes. Sublease matches Master Lease term.

Lease Number T6022 **Start Date** 8/3/2018 **End Date** 5/31/2021
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Department
Address Oxford Tower Site
City Oxford **County Name** Izard
Sq Ft **RateSF** **Annual Rent** \$1.00
Lessor Name Vertical Bridge Real Estate II, LLC **Principal** Daniel Marinberg
Comments: Two (2) year extension of Public Advantage Tower Lease with change in Lessor name and updated Lessor address, effective 8-3-18.

Lease Number T6041 **Start Date** 11/1/2018 **End Date** 10/31/2025
Lessee Name Celco Partnership
Address 1365 West Cleveland Street
City Fayetteville **County Name** Washington
Sq Ft **RateSF** **Annual Rent** \$42,055.56
Lessor Name University of Arkansas - Fayetteville **Principal** N/A
Comments: Tower Lease Amendment and Extension to change Lessee name, revise Rent Schedule, and add two (2) five-year Lease Renewal Options for Lessee.

LEASE CHANGES:

Lease Number P9736 **Start Date** 12/13/2017 **End Date** 2/29/2020
Lessee Name DFA - Revenue Division
Address 705 North Parrott Drive
City Huntsville **County Name** Madison
Sq Ft 1512 **RateSF** \$8.33
Lessor Name Teresa Dubberly **Principal** Teresa Dubberly
Comments: Change Amendment to reflect change in Lessor name, effective 12-13-17.

LEASE CANCELLATIONS:

Lease Number P2568
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Commis
Address N 1/2 of Lot 3, Henrietta Addition
City Hatfield **County Name** Polk
Lessor Name George Hamilton
Comments: Lessor and Lessee agree to terminate lease early, effective 04-30-19, with no further obligation by either party.

Lease Number P2907
Lessee Name Arkansas Department of Community Correction
Address 2001 Pershing Circle
City North Little Rock **County Name** Pulaski
Lessor Name Multi-Management Services, Inc.
Comments: Agency letting lease expire effective 4-30-19. Agency relocating this office to the Timex Building that ACC purchased in 2018.

Lease Number P9801
Lessee Name Arkansas Department of Community Correction
Address 511 Union Street
City Jonesboro **County Name** Craighead
Lessor Name Craighead County, Arkansas
Comments: Lessor (Craighead County) recapturing space, resulting in ACC having to relocate/expand to their other location in Jonesboro (P2617). Lease expiring effective 4-30-19.

II. Construction Section

Contracts:

Current Projects under Contract:	105	
Value of Current Projects:	\$	94,887,090.94
New Contracts:	13	
(See attached New Contract report)		
Value of New Contracts:	\$	2,861,740.00
Change Orders approved:	25	
(See attached Change Order report)		
Change Order Increase:	\$	598,555.00
Change Order Decrease:	-\$	22,269.40
Projects Completed:	6	
Value of Completed Projects:	\$	5,861,210.54

Bid Process and Openings:

Projects in the Bid Process	26
Bid Openings:	
(See attached Bid Opening Report)	9
Emergency Bid:	1
Rebid Projects:	1
Projects Within Budget:	8
Project Over Budget	1

Project Observations:

Field Inspections Conducted:	70
Final Inspections Conducted	10

New Contracts

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

Arkansas Department of Parks and Tourism

9001907B	Renovation Phase II, War Memorial Stadium	\$703,575.00
4 /10/2019	Wittenberg Delony & Davidson Architects Moser Construction, LLC	

9001909	Roofs Visitor Center and Carriage House APMSP	\$48,960.00
4 /3 /2019	Allison Architects DV Solutions, LLC	

9001912	Replacement of Marina Store Roof at Lake Chicot SP	\$49,000.00
4 /9 /2019	Allison Architects Grindstone Construction	

9001913	Roofs Replacement at Hampson Archeological Museu	\$45,500.00
4 /9 /2019	Allison Architects DV Solutions, LLC	

9001916	Renovation of Dining Hall & Lodge Painting	\$48,000.00
4 /11/2019	Arkansas Department of Parks and Tourism In House Dixon Contracting, Inc.	

Department of Arkansas Heritage Central Administration

8651902	Historic Arkansas Museum Roof Restoration	\$129,034.00
4 /25/2019	Robert M Schelle Architect Shields & Associates, Inc.	

8651903	Chiller Replacement at the Old State House Museum	\$272,588.00
4 /15/2019	MPE Consulting Engineers Mike Gowen Mechanical, Inc.	

Department of Human Services

7101906	Replacement of Electrical Panels at Jonesboro HDC	\$179,580.00
4 /1 /2019	Lockeby & Associates, Inc. Precise Solar & Power aka Precise Heating	

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount
7101908	Abatement-Ceiling Replacements at Jonesboro HDC	\$285,674.00
4 /10/2019	Morris and Associates Architects, Environmental Co Nabholz Environmental Services	
7101909	Renovation of Long Building at Mansfield JTC	\$135,000.00
4 /29/2019	Stocks-Mann Architects, PLC King Management, Inc.	
7101917	Main Gas Feeder Line Damage Repair at AHDC	\$485,840.00
4 /22/2019	Lockeby & Associates, Inc. Comfort Systems USA (Arkansas), Inc.	
Military Department of Arkansas		
9751813	RMTC Building 4601 LED Lighting Upgrade	\$345,000.00
4 /15/2019	Pack Engineering Precise Solar & Power aka Precise Heating	
9751903	RMTC Youth Challenge Fence Installation	\$133,989.00
4 /1 /2019	Halff + Marlar United Fence & Construction Company, In	

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
7101910	Department of Human Services	\$275,000.00
Re-roof Various Buildings at Conway HDC		\$212,071.00
4 /9 /2019	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
2:00:00 PM	Shields & Associates, Inc.	
7101911	Department of Human Services	\$138,400.00
HVAC Renovation at Admin Bldg., Southeast AR, HDC		\$98,877.00
4 /25/2019	Lockeby & Associates, Inc.	Design / Bid / Build
3:00:00 PM	Scott Systems, Inc.	
7101913	Department of Human Services	\$113,000.00
Replacement of Kitchen Generator. Southeast AR,HDC		\$75,300.00
4 /23/2019	Lockeby & Associates, Inc.	Design / Bid / Build
2:30:00 PM	A & A Service Electric, Inc.	
8651902	Department of Arkansas Heritage Central Administration	\$306,884.60
Historic Arkansas Museum Roof Restoration		\$129,034.00
4 /2 /2019	Robert M Schelle Architect	Design / Bid / Build
2:00:00 PM	Shields & Associates, Inc.	
9001818	Arkansas Department of Parks and Tourism	\$258,800.00
Site Improvements at Louisiana Purchase State Park		\$0.00
4 /10/2019	McClelland Consulting Engineers, Inc.	Design / Bid / Build
2:00:00 PM	No Responsive Bid	
9001902	Arkansas Department of Parks and Tourism	\$282,500.00
Seawall Repair at Lake Chicot State Park		\$693,732.78
4 /3 /2019	Pollution Management, Inc.	Design / Bid / Build
2:00:00 PM	Mobley Contractors, Inc.	
9001917	Arkansas Department of Parks and Tourism	\$292,968.00
Construction of Palisades Overlook at Petit Jean		\$323,080.15
4 /30/2019	AMR	Design / Bid / Build
2:00:00 PM	Mobley Contractors, Inc.	
9001918	Arkansas Department of Parks and Tourism	\$326,183.00
Pool Slab and Wall Reno at Withrow Springs SP		\$545,000.00
4 /24/2019	CEI Engineering Associates, Inc.	Emergency
2:30:00 PM	Baldwin & Shell Construction Company	
9601901	Arkansas State Police	\$58,000.00
Installation of Recruit Training Yard		\$64,500.00
4 /25/2019	Arkansas State Police, In-House	Design / Bid / Build
2:00:00 PM	Barre Commercial Playground, Inc.	

Change Order Summary

4801815 Arkansas Department of Correction
 Industries Warehouse Roof Building 1100
 D & J Steel, Inc.

Lockeby & 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>
4 /17/2019	1	Time Extension	\$0.00	\$0.00	70
4 /17/2019	1	Unforeseen Condition	\$0.00	(\$5,160.00)	0

4801903 Arkansas Department of Correction
 Replacement of Central Office Roof
 Mid-Ark Roofing, Inc.

Lockeby & 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>
4 /17/2019	2	Unforeseen Condition	\$0.00	(\$4,018.00)	0
4 /17/2019	3	Time Extension	\$0.00	\$0.00	27
4 /17/2019	3	Unforeseen Condition	\$6,120.00	\$0.00	0

4851803 Department of Community Correction
 East Central ACC Office Roof Repair
 Delta Roofing & Sheet Metal

Lockeby & 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>
4 /3 /2019	2	Time Extension	\$0.00	\$0.00	41
4 /3 /2019	2	Substitution / Alternative Method	\$0.00	(\$10,549.49)	0

6151802E DFA- Division of Building Authority
 Alteration to 501 Building Second Floor North
 Brister Construction, Inc.

DFA- Division of Building Authority, IN-
 HOUSE

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /26/2019	1	Owner Requested	\$740.70	\$0.00	0

6151901A DFA- Division of Building Authority
 Asbestos Abatement, Ground Flr. 501 Bldg.
 Environmental Protection Associates of Russellville, Inc.

EMTEC Consulting

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /30/2019	1	Time Extension	\$0.00	\$0.00	15
4 /30/2019	1	Unforeseen Condition	\$4,021.00	\$0.00	0

8651901 Department of Arkansas Heritage Central Administration JAMESON Architects P.A.
 2018 Improvements, Jacob Wolf House Historic Site
 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>
4 /10/2019	2	Unforeseen Condition	\$1,608.36	\$0.00	0
4 /10/2019	2	Time Extension	\$0.00	\$0.00	7

8651903 Department of Arkansas Heritage Central Administration MPE Consulting Engineers
 Chiller Replacement at the Old State House Museum
 Mike Gowen Mechanical, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /29/2019	1	Time Extension	\$0.00	\$0.00	70

9001801 Arkansas Department of Parks and Tourism AMR
 Ozark Folk Center State Park Cabin Interior Reno
 Bradford Scruggs, LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /3 /2019	4	Code / Regulation / Rule	\$9,776.66	\$0.00	0

9001804 Arkansas Department of Parks and Tourism ETI Corporation
 Phase V Development Rohwer to Watson
 Crow Paving, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /23/2019	2	Owner Requested	\$19,210.87	\$0.00	0
4 /23/2019	2	Time Extension	\$0.00	\$0.00	3
4 /30/2019	3	Owner Requested	\$0.00	(\$2,541.91)	0
4 /30/2019	4	Time Extension	\$0.00	\$0.00	1
4 /30/2019	4	Unforeseen Condition	\$1,453.06	\$0.00	0

9001808 Arkansas Department of Parks and Tourism AMR
 New Equipment Shed & Flammable Storage Bldg.
 Cornerstone Construction of Russellville, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /24/2019	1	Unforeseen Condition	\$5,718.65	\$0.00	0
4 /24/2019	1	Time Extension	\$0.00	\$0.00	31

9001909	Arkansas Department of Parks and Tourism	Allison Architects			
Roofs Visitor Center and Carriage House APMSP DV Solutions, LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /25/2019	1	Owner Requested	\$14,000.00	\$0.00	0
9301704	Arkansas Department of Environmental Quality	FTN Associates, Ltd.			
Remedial Action Construction Proj. DAMCO Inc. Ph.2 The Southern Company of North Little Rock, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /30/2019	2	Unforeseen Condition	\$10,120.00	\$0.00	0
9601703	Arkansas State Police	Wittenberg Delony & Davidson Architects			
New State Police Troop D Headquarters Construction Network, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /4 /2019	13	Owner Requested	\$26,789.48	\$0.00	0
4 /4 /2019	13	Time Extension	\$0.00	\$0.00	90
9601705	Arkansas State Police	Hight-Jackson Associates, P.A.			
New Troop L HQ Turn Key Construction Management, Inc,					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /17/2019	10	Time Extension	\$0.00	\$0.00	30
4 /17/2019	10	Owner Requested	\$120,088.97	\$0.00	0
9751738	Military Department of Arkansas	Stuck Associates Architects			
Fayetteville National Guard Restroom Renovation Ellingson Contracting					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /22/2019	2	Owner Requested	\$7,727.18	\$0.00	0
4 /22/2019	2	Time Extension	\$0.00	\$0.00	30
9751808	Military Department of Arkansas	Stuck Associates Architects			
Harrisburg Readiness Center Latrine Project 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>
4 /23/2019	3	Owner Requested	\$2,440.35	\$0.00	0
4 /23/2019	3	Unforeseen Condition	\$13,339.56	\$0.00	0

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

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /25/2019	3	Owner Requested	\$844.06	\$0.00	0
4 /25/2019	4	Owner Requested	\$573.10	\$0.00	0

9751825 Military Department of Arkansas Studio 6 Architects
 CMTC Building 1615 Renovation
 Wohali LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /23/2019	1	Time Extension	\$0.00	\$0.00	14

9751827 Military Department of Arkansas Fennell Purifoy Architects
 CMTC Building 1783 Renovation
 Cornerstone Construction of Russellville, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /23/2019	1	Unforeseen Condition	\$24,310.00	\$0.00	0
4 /23/2019	1	Time Extension	\$0.00	\$0.00	30

9751831 Military Department of Arkansas Stocks-Mann Architects, PLC
 PEC Liberty and Patriot Hall Generator
 CCI of 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>
4 /29/2019	1	Unforeseen Condition	\$329,673.00	\$0.00	0
4 /29/2019	1	Time Extension	\$0.00	\$0.00	120

9751835 Military Department of Arkansas Bond Consulting Engineers
 RMTC AASF Demolition Project, State Military Dept.
 K & E 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>
4 /3 /2019	1	Time Extension	\$0.00	\$0.00	30

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
3951901 Roofing Renovations at Woodland Heights 4/18/2019 \$158,000.00 RPPY Architects	Student Loan Authority Little Rock, AR 14,952 No	Public Bid Approval to Bid Open for Review \$ 10.57 NA
4801906 New water Filter Building at Tucker Unit 4/12/2019 \$75,688.00 In-House DOC	Department of Correction Tucker, AR 1,800 In Review	In House Labor Plan Review Submittal Open for Review \$ 42.05
4801907 Road Paving at EARU 4/24/2019 \$61,456.00 In-House DOC	Department of Correction Brickeys, AR 47,500 In Review	In House Labor Plan Review Submittal Open for Review \$ 1.29
5521901 Welding Center 4/24/2019 \$2,675,000.00 Wittenberg, Delony & Davidson, Inc.	Northwest Technical Institute Springdale, AR 4/29/2019 13,500 Yes	Public Bid Re-bid Closed \$ 198.15 4/29/2019
6151908 Lobby Alterations at Justice Building 4/12/2019 \$100,000.00 Cromwell Architects Engineers	DFA/Division of Building Authority Little Rock, AR 4/15/2019 912 No	Public Bid Approval to Bid Closed \$ 110.00 NA
6151909A Partial ACM Abatement, 1st Floor 4/5/2019 \$75,000.00 EMTEC	DFA/Division of Building Authority 501 Building 4/10/2019 5,000 No	Public Bid Approval to Bid Closed \$ 15.00 NA
6151909B Alterations to First Floor 4/16/2019 \$373,000.00 DBA In-House	DFA/Division of Building Authority 501 Building 4/19/2019 4,978 No	Public Bid Other Waiting for Responses \$ 74.93 NA
6151910 Boiler Replacement at BG Hendrix 3/29/2019 \$200,000.00 HAS Engineering Consulting Services	DFA/Division of Building Authority Fort Smith, AR 4/9/2019 NA No	Public Bid Other Waiting for Responses NA 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
6151911 Boiler Replacement at State Crime Lab 4/15/2019 \$168,000.00 Bernhard TME	DFA/Division of Building Authority Little Rock, AR 4/29/2019 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
7101912 Replace Windows Various Cottages Phase 4/24/2019 \$225,000.00 Morris & Associates	Department of Human Services Conway HDC NA No	Public Bid Approval to Bid Open for Review NA NA
7101914 Detention Locks and Controls Upgrade 4/15/2019 \$826,000.00 Bernhard TME	Department of Human Services Alexander JTC 4/24/2019 NA No	Public Bid Approval to Bid Closed NA NA
7101915 Replace Emergency Generators at 4/1/2019 \$95,500.00 Lockeby & Associates, Inc.	Department of Human Services Lewisville, AR 4/25/2019 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
7101916 ReRoof Various Buildings at State 4/2/2019 \$425,536.00 Morris & Associates	Department of Human Services Little Rock, AR 16,040 In Review	Public Bid Plan Review Submittal Open for Review \$ 26.52
7101917 Emergency Repairs to Nat. Gas Main 4/9/2019 \$350,000.00 Lockeby & Associates, Inc.	Department of Human Services Arkadelphia, HDC 4/10/2019 NA No	Emergency Bid Approval to Bid Upgraded Closed NA NA
7101920 Fiber Upgrade 4/24/2019 \$680,067.00 Bernhard TME	Department of Human Services Conway HDC NA In Review	Public Bid Plan Review Submittal Open for Review NA
7101921 Pool House Renovations 4/25/2019 \$81,345.00 Morris & Associates	Department of Human Services Arkadelphia HDC NA In Review	Public Bid Plan Review Submittal Open for Review NA
72-630-P3105 Revenue Office Build Out at 3068 MLK 4/10/2019 \$1,110,258.00 Nielsen Architecture	Department of Finance and Administration Fayetteville, AR 4/12/2019 11,100 No	Leasing Approval to Proceed Closed \$ 100.02 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
9001905 Upgrade Gift Shop 4/24/2019 \$459,470.76 Borne' Firm Architects	Parks & Tourism Ozark Folk Center State Park 4,816 No	Public Bid Re-bid Open for Review \$ 131.58 NA
9001914 Installation of Swimming Pool Liner 4/15/2019 \$82,500.00 Parks and Tourism In-House	Parks & Tourism Lake Chicot State Park 4/18/2019 32,000 No	Public Bid Approval to Bid Closed \$ 2.58 NA
9001915 Lodge Re-flooring Phase 1 4/18/2019 \$105,098.00 AMR Architects, Inc.	Parks & Tourism Mount Magazine State Park 4/24/2019 11,509 No	Public Bid Approval to Bid Closed \$ 9.13 NA
9001917 Palisades Overlook 3/21/2019 \$266,335.00 AMR Architects, Inc.	Parks & Tourism Petit Jean State Park 4/4/2019 1,862 No	Public Bid Approval to Bid Closed \$ 143.00 NA
9001920 New Maintenance Complex 4/24/2019 \$683,873.50 AMR Architects, Inc.	Parks & Tourism Lake Dardanelle State Park 4/30/2019 NA No	Public Bid Approval to Bid Closed NA NA
9001921 Exterior Improvements to Renfeld-Hinman 3/25/2019 \$88,582.50 Taylor Kempkes Architects, P.A.	Parks & Tourism Arkansas Post Museum State Park 4/12/2019 1,839 No	Public Bid Plan Review Submittal Waiting for Responses \$ 48.17 NA
9001922 Site Improvements for Modular Home 4/5/2019 \$68,215.00 Taylor Kempkes Architects, P.A.	Parks & Tourism Lake Ouachita State Park 4/29/2019 5,000 No	Public Bid Plan Review Submittal Waiting for Responses \$ 20.00 NA
9001923 Cotton Gin Exterior Improvements 4/5/2019 \$100,101.40 Taylor Kempkes Architects, P.A.	Parks & Tourism Plantation Agriculture Museum State Park 4/12/2019 5,000 No	Public Bid Plan Review Submittal Waiting for Responses \$ 20.00 NA
9001924 Hindman Hall Roofing Renovations 4/16/2019 \$87,964.39 Parks and Tourism In-House	Parks & Tourism Prairie Grove Battlefield State Park 3,844 In Review	Public Bid Plan Review Submittal Open for Review \$ 15.08

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
9001926 Lodge Kitchen Flooring 4/24/2019 \$85,809.98 Parks and Tourism In-House	Parks & Tourism DeGray Lake Resort 2,586 In Review	Public Bid Plan Review Submittal Open for Review \$ 33.18
9301902 Final Closure Construction Thornton 4/19/2019 \$150,000.00 Harbor Environmental and Safety	Department of Environmental Quality Thornton, AR 4/24/2019 NA No	Public Bid Approval to Bid Closed NA NA
9301903 Former Varnadore Coal Mine AML, 4/8/2019 \$992,755.00 FTN Associates (Fayetteville Office)	Department of Environmental Quality Greenwood, AR NA In Review	Public Bid Plan Review Submittal Open for Review NA
9601901 Recruit Training Yard 4/2/2019 \$54,500.00 ASP In House	Arkansas State Police Little Rock, AR 4/4/2019 6,300 No	Public Bid Approval to Bid Closed \$ 8.66 NA
9601902 Parking Lot Lights at 1 State Police Plaza 4/9/2019 \$100,000.00 Pack Engineering	Arkansas State Police Little Rock, AR 4/12/2019 NA No	Public Bid Approval to Bid Closed NA NA
9751739 Morrilton ANG Restroom Addition 3/27/2019 \$385,000.00 Stuck Associates (Jonesboro)	Military Department Morrilton, AR 4/25/2019 910 No	Public Bid Plan Review Submittal Waiting for Responses \$ 432.08 NA
9751843 CMTC Building 7104 Range Control 3/29/2019 \$309,155.00 Architecture Plus, Inc.	Military Department Fort Smith, AR 4/5/2019 2,520 No	Public Bid Plan Review Submittal Waiting for Responses \$ 122.68 NA
9751844 Independence Hall 1st & 2nd Floor Latrine 4/9/2019 \$700,000.00 Schelle Architect	Military Department Camp Joseph T. Robinson North Little 4/15/2019 20,000 No	Public Bid Approval to Bid Closed \$ 35.00 NA
9751918 CMTC Building 2100 Fire Department 4/22/2019 \$912,000.00 E-Squared Architecture	Military Department Fort Chaffee, AR 4/29/2019 8,000 No	Public Bid Plan Review Submittal Waiting for Responses \$ 114.00 NA

Public School Accessibility Reviews

April 2019

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5001923	High School, PE Building, Stadium Improvements Approval to Proceed	4/22/2019	4/25/2019	Barton-Lexa Schools Closed
5001928	New High School Approval to Proceed	3/22/2019	4/1/2019	Valley Springs Schools Closed
5001929	Ticket Booth and Parking Lot Approval to Proceed	3/27/2019	4/4/2019	Crossett Schools Closed
5001930	New Middle School Plan Review Submittal	3/27/2019	4/5/2019	Texarkana Schools Waiting for Responses
5001931	Safe Room Approval to Proceed	4/1/2019	4/5/2019	Cedar Ridge Schools Closed
5001932	Softball Football Complex Approval to Proceed	4/3/2019	4/12/2019	Hector Schools Closed
5001933	Wrestling and Fence Plan Review Submittal	4/10/2019	4/18/2019	Cabot Schools Waiting for Responses
5001934	New Activity Center Plan Review Submittal	4/24/2019		Charleston Schools Open for Review