



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:** February 2019 Monthly Report

**DATE:** March 8, 2019

**Cc:** Governor Asa Hutchinson  
Larry Walther, DFA Director

Pursuant to Arkansas Code Annotated § 22-2-108 (13), please find enclosed the documents which outline the Division of Building Authority's activities for the month of February 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  
February, 2019**

**I. Real Estate Services**

**NEW LEASES:**

**Lease Number** S8516                      **Start Date** 7/1/2018    **End Date** 11/30/2021  
**Lessee Name** Arkansas Department of Career Education - Division of Rehabilitation Services  
**Property Name**  
**Address** 2311 East Nettleton Avenue  
**City** Jonesboro                      **County Name** Craighead  
**Sq Ft** 210    **RateSF** \$11.99    **Annual Rent** \$2,518  
**Lessor Name** Arkansas Department of Workforce Service    **Principal** N/A  
**Comments:** New forty-one (41) month Sublease between state agencies. Master Lease (P2418).

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**LEASE RENEWALS:**

**Lease Number** P2134                      **Start Date** 9/1/2019    **End Date** 8/31/2021  
**Lessee Name** DFA - Office of Child Support Enforcement  
**Address** 1102 Byrum Road  
**City** Blytheville                              **County Name** Mississippi  
**Sq Ft** 8,352    **RateSF** \$12.99    **Annual Rent** \$108,492.48  
**Lessor Name** Razor Property Management, LLC                      **Principal** Dale Jones  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** P2160                      **Start Date** 7/1/2019    **End Date** 6/30/2020  
**Lessee Name** U of A -Pulaski Tech College - Saline County Adult Education Center  
**Address** 16936 Interstate 30  
**City** Benton                                      **County Name** Saline  
**Sq Ft** 3,800    **RateSF** \$3.16    **Annual Rent** \$12,000.00  
**Lessor Name** Benton School District                                      **Principal** N/A  
**Comments:** One (1) year Lease Renewal with no other changes.

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**Lease Number** P2164                      **Start Date** 8/1/2019    **End Date** 7/31/2020  
**Lessee Name** Arkansas Department of Health - Northwest Region  
**Address** 107 South Lincoln Street  
**City** Lowell                                      **County Name** Benton  
**Sq Ft** 3,200    **RateSF** \$12.00    **Annual Rent** \$38,400.00  
**Lessor Name** Ronnie G. Sherwood                                      **Principal** Ron Sherwood  
**Comments:** One (1) year Lease Renewal with no other changes.

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**Lease Number** P2304                      **Start Date** 1/1/2019    **End Date** 12/31/2019  
**Lessee Name** Arkansas State Military Department  
**Address** 800 Reservoir Road  
**City** Little Rock                                      **County Name** Pulaski  
**Sq Ft** 1,600    **RateSF** \$13.39    **Annual Rent** \$21,428.16  
**Lessor Name** Treasure Hill, LLC                                      **Principal** Phyllis Storthz  
**Comments:** One (1) year Lease Renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** P2349                      **Start Date** 8/1/2019      **End Date** 7/31/2021

**Lessee Name** Arkansas Department of Environmental Quality

**Address** Eagle Mountain

**City**    **County Name** Polk

**Sq Ft**                      0      **RateSF**                      \$0.00      **Annual Rent**                      \$891.12

**Lessor Name** Mid-South Communications, Inc.                      **Principal** Steve Gill, President

**Comments:** Two (2) year Lease Renewal with a three percent (3.00%) increase in rent flat for two (2) years.

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**Lease Number** P2406                      **Start Date** 7/1/2019      **End Date** 6/30/2021

**Lessee Name** Arkansas Agriculture Department - Arkansas State Plant Board

**Address** 301 Kentucky Street

**City** Caraway                                      **County Name** Craighead

**Sq Ft**                      100      **RateSF**                      \$3.21      **Annual Rent**                      \$321.00

**Lessor Name** Caraway, Inc. d/b/a Caraway Mini Storage      **Principal** Larry Ervin

**Comments:** Two (2) year lease renewal with Lessee name change.

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**Lease Number** P2526                      **Start Date** 3/1/2019      **End Date** 2/29/2024

**Lessee Name** Arkansas Legislative Audit

**Address** 1413 Market Place

**City** Jonesboro                                      **County Name** Craighead

**Sq Ft**                      4,500      **RateSF**                      \$12.32      **Annual Rent**                      \$55,440.00

**Lessor Name** RLW Properties, LLC                                      **Principal** Dr. Robert Warner

**Comments:** Five (5) year Lease Renewal with increase in rent per square foot from \$11.20/sf to \$12.32/sf.

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**Lease Number** P2562                      **Start Date** 7/1/2019      **End Date** 6/30/2021

**Lessee Name** Arkansas Department of Health

**Address** 40 Allen Chapel Road

**City** Batesville                                      **County Name** Independence

**Sq Ft**                      5,664      **RateSF**                      \$8.16      **Annual Rent**                      \$46,218.24

**Lessor Name** Elaine M. Frazier                                      **Principal** Elaine Frazier

**Comments:** Two (2) year lease renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** P2567                      **Start Date** 10/1/2019    **End Date** 9/30/2021  
**Lessee Name** DFA - Revenue Division  
**Address** 603 Madison Street  
**City** Clarendon                              **County Name** Monroe  
**Sq Ft** 880    **RateSF** \$8.50    **Annual Rent** \$7,479.96  
**Lessor Name** Lyle Ellis, Jr.                              **Principal** Lyle Ellis, Jr.  
**Comments:** Two (2) year lease renewal with no other changes.

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**Lease Number** P2690                      **Start Date** 6/1/2019    **End Date** 6/30/2025  
**Lessee Name** Arkansas Disability Determination for Social Security Administration  
**Address** 1311 West 7th Street & 702 Pulaski Street  
**City** Little Rock                              **County Name** Pulaski  
**Sq Ft** 2,800    **RateSF** \$14.47    **Annual Rent** \$44,103.96  
**Lessor Name** State Employees' Benefit Corporation                              **Principal** John Bridges  
**Comments:** Five (5) year and one (1) month lease renewal to match main office lease which expires 6/30/25.

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**Lease Number** P2711                      **Start Date** 9/1/2019    **End Date** 2/29/2020  
**Lessee Name** Arkansas Department of Workforce Services  
**Address** 1501 South Main Street  
**City** Little Rock                              **County Name** Pulaski  
**Sq Ft** 9,395    **RateSF** \$12.69    **Annual Rent** \$119,222.52  
**Lessor Name** KRL Properties, LLC                              **Principal** Mark Leverett  
**Comments:** Six (6) month Lease Renewal with no other changes.

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**Lease Number** P2840                      **Start Date** 4/1/2019    **End Date** 3/31/2020  
**Lessee Name** Arkansas Department of Correction  
**Address** FSA Farm No. 2772 Tract 3030  
**City**    **County Name** Lonoke  
**Sq Ft**                              **RateSF**                              **Annual Rent** \$1,805.40  
**Lessor Name** Thomas Murchison Sr. Trust #2 with Thoma    **Principal** N/A  
**Comments:** One (1) year Lease Renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** P2968                      **Start Date** 2/1/2019    **End Date** 1/31/2020  
**Lessee Name** Department of Career Education - Division of Rehabilitation Services  
**Address** 400 Rogers Avenue  
**City** Fort Smith                                      **County Name** Sebastian  
**Sq Ft** 7,622    **RateSF** \$12.83    **Annual Rent** \$97,790.16  
**Lessor Name** RGB Family Limited Partnership, LLLP                      **Principal** Richard B. Griffin II  
**Comments:** One (1) year lease renewal with no other changes.

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**Lease Number** P2986                      **Start Date** 7/1/2019    **End Date** 6/30/2020  
**Lessee Name** Arkansas State University - Newport - Technical Center  
**Address** 212 South Melton Avenue  
**City** Trumann    **County Name** Poinsett  
**Sq Ft** 3,500    **RateSF** \$0.86    **Annual Rent** \$3,000.00  
**Lessor Name** City of Trumann, Arkansas                                      **Principal** N/A  
**Comments:** One (1) year Lease Renewal with no other changes.

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**Lease Number** P2991                      **Start Date** 6/1/2019    **End Date** 5/31/2021  
**Lessee Name** U of A, Division of Agriculture, Cooperative Extension Services  
**Address** 18 Freeway Drive  
**City** Little Rock    **County Name** Pulaski  
**Sq Ft** 400    **RateSF** \$8.70    **Annual Rent** \$3,480.00  
**Lessor Name** U-Storit, Inc.    **Principal** Bill Humble  
**Comments:** Two (2) year Lease Renewal without any other changes.

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**Lease Number** P3003                      **Start Date** 7/1/2019    **End Date** 6/30/2024  
**Lessee Name** Northwest Arkansas Community College  
**Address** 801 SE 8th Street  
**City** Bentonville    **County Name** Benton  
**Sq Ft** 27,500    **RateSF** \$6.38    **Annual Rent** \$175,500.00  
**Lessor Name** Community Development Corporation of Be                      **Principal** Tom Oppenheim  
**Comments:** Five (5) year Lease Renewal with one percent (1.00%) annual escalations starting in Year two (2) of the five (5) year term.

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**LEASE RENEWALS:**

**Lease Number** P3026                      **Start Date** 8/1/2019    **End Date** 7/31/2020  
**Lessee Name** Northwest Technical Institute - Adult Education  
**Address** 610 East Emma Avenue  
**City** Springdale                              **County Name** Washington  
**Sq Ft** 4,990    **RateSF** \$6.06    **Annual Rent** \$52,195.40  
**Lessor Name** Jones Trust    **Principal** Ed Clifford, CEO  
**Comments:** One (1) year Lease Renewal with no other changes.

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**Lease Number** P6305                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** DHS - County Operations  
**Address** 1900 East Washington Street  
**City** North Little Rock                              **County Name** Pulaski  
**Sq Ft** 30,000    **RateSF** \$7.23    **Annual Rent** \$216,840.00  
**Lessor Name** General Properties, Inc.    **Principal** James Matthews  
**Comments:** Two (2) year Lease Renewal with four percent (4.00%) rent increase, flat for the two (2) year term.

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**Lease Number** P6440                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** DHS - County Operations  
**Address** 1105 Dr. Martin Luther King Jr. Drive  
**City** Little Rock                                      **County Name** Pulaski  
**Sq Ft** 28,530    **RateSF** \$7.26    **Annual Rent** \$207,238.32  
**Lessor Name** General Properties, Inc.    **Principal** James Matthews  
**Comments:** Two (2) year Lease Renewal with four percent (4.00%) rent increase, flat for the two (2) year term.

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**Lease Number** P7022                      **Start Date** 6/1/2019    **End Date** 5/31/2022  
**Lessee Name** Office of Prosecutor Coordinator  
**Address** 323 Center Street  
**City** Little Rock                                      **County Name** Pulaski  
**Sq Ft** 4,305    **RateSF** \$13.14    **Annual Rent** \$59,894.76  
**Lessor Name** Catlett Tower Partnership d/b/a The Tower    **Principal** Rusty Arnold  
**Comments:** Three (3) year Lease Renewal with one percent (1%) annual rent escalations and Lessor re-painting and re-carpeting space.

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**LEASE RENEWALS:**

**Lease Number** P9037                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** DFA - Office of Field Audit  
**Address** 527 North Main Street  
**City** Nashville                                      **County Name** Howard  
**Sq Ft** 2,208    **RateSF** \$6.72    **Annual Rent** \$14,837.76  
**Lessor Name** Billy Ray Jones                                      **Principal** Billy Ray Jones  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** P9321                      **Start Date** 5/1/2019    **End Date** 4/30/2021  
**Lessee Name** DHS - County Operations  
**Address** 663 East Market Street  
**City** DeValls Bluff                                      **County Name** Prairie  
**Sq Ft** 4,000    **RateSF** \$9.71    **Annual Rent** \$38,840.04  
**Lessor Name** City of DeValls Bluff, Arkansas                                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** P9476                      **Start Date** 10/1/2019    **End Date** 9/30/2021  
**Lessee Name** Arkansas Department of Community Correction  
**Address** 601 South Moose Street  
**City** Morrilton                                      **County Name** Conway  
**Sq Ft** 3,200    **RateSF** \$8.06    **Annual Rent** \$25,779.96  
**Lessor Name** Michael Allison                                      **Principal** Michael Allison  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** P9483                      **Start Date** 4/1/2019    **End Date** 3/31/2021  
**Lessee Name** DHS - County Operations  
**Address** #2 Bruce Street  
**City** Morrilton                                      **County Name** Conway  
**Sq Ft** 10,560    **RateSF** \$7.88    **Annual Rent** \$83,191.68  
**Lessor Name** Conway County Human Service Facilities Bo **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** P9551                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** DHS - County Operations  
**Address** 600 North 11th Street  
**City** Clarendon                                      **County Name** Monroe  
**Sq Ft** 5,300    **RateSF** \$9.48    **Annual Rent** \$50,219.04  
**Lessor Name** Monroe County, Arkansas                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** P9732                      **Start Date** 6/1/2019    **End Date** 5/31/2021  
**Lessee Name** DFA - Revenue Division  
**Address** 206 Southwest Drive  
**City** Jonesboro                                      **County Name** Craighead  
**Sq Ft** 7,500    **RateSF** \$10.91    **Annual Rent** \$81,810.00  
**Lessor Name** W & V Investments, LLC                      **Principal** Robin M. Yates  
**Comments:** Two (2) year lease renewal with no other changes.

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**Lease Number** S6013                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** DFA - Office of Administrative Services  
**Address** 1509 West 7th Street  
**City** Little Rock                                      **County Name** Pulaski  
**Sq Ft** 40,987    **RateSF** \$11.54    **Annual Rent** \$472,990.00  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year lease renewal with no other changes.

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**Lease Number** S6029                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** Arkansas Department of Parks and Tourism  
**Address** 1 Capitol Mall - 4A-900; 4B-206, 4B-210, 4B-215; 4C-211  
**City** Little Rock                                      **County Name** Pulaski  
**Sq Ft** 40,018    **RateSF** \$11.54    **Annual Rent** \$461,807.72  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** S6033                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** Arkansas Public Service Commission  
**Address** 1000 Center Street  
**City** Little Rock                              **County Name** Pulaski  
**Sq Ft** 50,000    **RateSF** \$11.28    **Annual Rent** \$564,000.00  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** S6063                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** DFA - Office of Field Audit  
**Address** 616 Garrison Avenue  
**City** Fort Smith                              **County Name** Sebastian  
**Sq Ft** 2,805    **RateSF** \$11.85    **Annual Rent** \$33,239.24  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** S6082                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** DFA - Office of Administrative Services  
**Address** 1515 West 7th Street  
**City** Little Rock                              **County Name** Pulaski  
**Sq Ft** 49,560    **RateSF** \$11.38    **Annual Rent** \$563,992.80  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year lease renewal with no other changes.

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**Lease Number** S6086                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** Arkansas State Crime Laboratory  
**Address** #3 Natural Resources Drive  
**City** Little Rock                              **County Name** Pulaski  
**Sq Ft** 69,879    **RateSF** \$12.36    **Annual Rent** \$888,619.44  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Renewal w/ no changes. Annual includes both Office Rent (\$863,704.44) and Storage Rent (\$24,915.00).

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**LEASE RENEWALS:**

**Lease Number** S6090                      **Start Date** 7/1/2019      **End Date** 6/30/2021  
**Lessee Name** Arkansas Department of Workforce Services  
**Address** 616 Garrison Avenue  
**City** Fort Smith                              **County Name** Sebastian  
**Sq Ft** 14,121      **RateSF** \$11.85      **Annual Rent** \$167,333.84  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** S6093                      **Start Date** 7/1/2019      **End Date** 6/30/2021  
**Lessee Name** DFA - Office of Driver Services  
**Address** 616 Garrison Avenue  
**City** Fort Smith                              **County Name** Sebastian  
**Sq Ft** 1,322      **RateSF** \$11.85      **Annual Rent** \$15,665.72  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** S6111                      **Start Date** 7/1/2019      **End Date** 6/30/2021  
**Lessee Name** Arkansas Department of Workforce Services  
**Address** 1 Capitol Mall  
**City** Little Rock                              **County Name** Pulaski  
**Sq Ft** 2,025      **RateSF** \$11.54      **Annual Rent** \$23,368.52  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** S8255                      **Start Date** 7/1/2019      **End Date** 6/30/2021  
**Lessee Name** Arkansas Capitol Zoning District Commission  
**Address** 410 Battery Street  
**City** Little Rock                              **County Name** Pulaski  
**Sq Ft** 1,834      **RateSF** \$6.61      **Annual Rent** \$12,122.76  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** S8356                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** Kathleen O'Connor, Kim Godfrey, Elizabeth Manso, Laura Grimes, and Lisa  
**Address** 501 Woodlane Street  
**City** Little Rock                                      **County Name** Pulaski  
**Sq Ft** 1,158    **RateSF** \$11.85    **Annual Rent** \$14,682.36  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with three percent (3.00%) rent escalation, flat for the two (2) year term.

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**Lease Number** S8358                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** Department of Workforce Services - Appeal Tribunal  
**Address** 501 Woodlane Street  
**City** Little Rock                                      **County Name** Pulaski  
**Sq Ft** 5,264    **RateSF** \$13.54    **Annual Rent** \$75,455.36  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** S8413                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** Arkansas Geographic Information Office  
**Address** 1 Capitol Mall  
**City** Little Rock                                      **County Name** Pulaski  
**Sq Ft** 3,727    **RateSF** \$11.54    **Annual Rent** \$43,009.60  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** S8424                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** Arkansas Department of Workforce Services  
**Address** 501 Woodlane Street  
**City** Little Rock                                      **County Name** Pulaski  
**Sq Ft** 6,001    **RateSF** \$13.54    **Annual Rent** \$81,973.56  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** S8427                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** DHS - Division of Aging and Adult Services  
**Address** 616 Garrison Avenue  
**City** Fort Smith                              **County Name** Sebastian  
**Sq Ft** 585    **RateSF** \$11.85    **Annual Rent** \$6,932.24  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** S8456                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** Arkansas Department of Veteran's Affairs  
**Address** 501 Woodlane Street  
**City** Little Rock                              **County Name** Pulaski  
**Sq Ft** 3,321    **RateSF** \$13.90    **Annual Rent** \$51,000.40  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** S8457                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** Department of Education - Div of Public School Acad Fac and Transportation  
**Address** One Capitol Mall  
**City** Little Rock                              **County Name** Pulaski  
**Sq Ft** 8,007    **RateSF** \$11.54    **Annual Rent** \$92,400.80  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** S8462                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** DHS - Aging and Adult Services  
**Address** 616 Garrison Avenue  
**City** Fort Smith                              **County Name** Sebastian  
**Sq Ft** 780    **RateSF** \$11.85    **Annual Rent** \$9,243.00  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** S8468                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** Arkansas Ethics Commission  
**Address** 501 Woodlane Street  
**City** Little Rock                                      **County Name** Pulaski  
**Sq Ft** 3,128    **RateSF** \$13.54    **Annual Rent** \$42,833.12  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** S8489                      **Start Date** 7/1/2019    **End Date** 6/30/2021  
**Lessee Name** Arkansas Agriculture Department  
**Address** #1 Natural Resources Drive  
**City** Little Rock                                      **County Name** Pulaski  
**Sq Ft** 76,422    **RateSF** \$11.27    **Annual Rent** \$861,312.00  
**Lessor Name** DFA - Division of Building Authority                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**LEASE CHANGES:**

**Lease Number** P2306                      **Start Date** 8/1/2014    **End Date** 7/31/2020  
**Lessee Name** DFA - Office of Administrative Services  
**Address** 124 West Capitol Avenue, Suites 975, 1000, 1100  
**City** Little Rock                              **County Name** Pulaski  
**Sq Ft** 37602                      **RateSF** \$15.60  
**Lessor Name** Little Rock Union Plaza, LLC                      **Principal** Pat Lopez  
**Comments:** Letter of Agreement with Lessor to reduce monthly rent with a \$2,203.54 credit for reduction of janitorial services while the 11th & 12th floors are vacant.

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**Lease Number** P2998                      **Start Date** 2/1/2019    **End Date** 9/30/2020  
**Lessee Name** Arkansas Department of Community Correction  
**Address** 307 American Road  
**City** El Dorado                              **County Name** Union  
**Sq Ft** 10355                      **RateSF** \$8.33  
**Lessor Name** Union County, Arkansas                      **Principal** N/A  
**Comments:** Change Amendment to reflect reduction in square footage and reduction in rent.

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**Lease Number** P3064                      **Start Date** 2/19/2019    **End Date** 2/28/2021  
**Lessee Name** DFA - Revenue Division  
**Address** 101 Boundary Street  
**City** Magnolia                              **County Name** Columbia  
**Sq Ft** 1172                      **RateSF** \$14.38  
**Lessor Name** Columbia County, Arkansas                      **Principal** N/A  
**Comments:** Lease Commencement Amendment to reflect lease start date effective 2-19-19 and update revised floor plan.

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**Lease Number** P9880                      **Start Date** 12/20/2018    **End Date** 2/28/2021  
**Lessee Name** DFA - Office of Driver Services  
**Address** 100 North Rockingchair Road  
**City** Paragould                              **County Name** Greene  
**Sq Ft** 1000                      **RateSF** \$6.30  
**Lessor Name** Crowley's Ridge Academy                      **Principal** Greg Kinser  
**Comments:** Change ammendment to reflect change of Lessor name and address effective 12/20/18.

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**LEASE CANCELLATIONS:**

**Lease Number** N9056  
**Lessee Name** Miller County, Arkansas  
**Address** 503 Walnut Street  
**City** Texarkana **County Name** Miller  
**Lessor Name** Arkansas Department of Community Correction  
**Comments:** Lease terminated early effective 9-30-18 due to agency donating property to Miller County, Arkansas.

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**Lease Number** P2470  
**Lessee Name** University of Arkansas Board of Trustees - Clinton School of Pu  
**Address** 515 East Capitol Avenue  
**City** Little Rock **County Name** Pulaski  
**Lessor Name** Ruth Adney  
**Comments:** Agency letting lease expire effective 2-28-19.

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**Lease Number** P2490  
**Lessee Name** UAMS - Regional Programs - Pine Bluff  
**Address** 4010 Mulberry Street  
**City** Pine Bluff **County Name** Jefferson  
**Lessor Name** Jefferson Hospital Association, Inc.  
**Comments:** Lease to terminate early (effective 1-31-19) due to UAMS relocating to another property owned by the same Lessor (Lease #P3122).

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**Lease Number** P3006  
**Lessee Name** UAMS - Regional Programs, UAMS South Central  
**Address** 1220 West 42nd Street  
**City** Pine Bluff **County Name** Jefferson  
**Lessor Name** Jefferson Hospital Association, Inc.  
**Comments:** Lease expiring 1-31-19 with no further obligation to either party. UAMS relocating to another location owned by same Lessor (P3122).

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**LEASE CANCELLATIONS:**

**Lease Number** P9744  
**Lessee Name** DFA - Revenue Division  
**Address** 100 South Court Square  
**City** Magnolia **County Name** Columbia  
**Lessor Name** Columbia County, Arkansas  
**Comments:** Lease expiring effective 2-28-19. Agency forced to relocate due to the County's plan for another building (new lease #P3064).

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**Lease Number** P9776  
**Lessee Name** UAMS - Regional Programs - UAMS South Central  
**Address** 1222 West 42nd Street  
**City** Pine Bluff **County Name** Jefferson  
**Lessor Name** Justiss & Lindsey Clinic c/o Richard D Justiss & James A. Linds  
**Comments:** Agency letting lease expire effective 2-28-19 with no further obligation by either party.

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**Lease Number** S8480  
**Lessee Name** Arkansas Department of Veterans Affairs  
**Address** 2143 Martin Luther King Boulevard  
**City** Fayetteville **County Name** Washington  
**Lessor Name** Arkansas Department of Workforce Services  
**Comments:** Department of Veterans Affairs letting sublease expire effective 2-28-19.

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## II. Construction Section

### Contracts:

Current Projects under Contract:	97	
Value of Current Projects:	\$	94,558,174.99
New Contracts:	5	
(See attached New Contract report)		
Value of New Contracts:	\$	2,180,318.50
Change Orders approved:	12	
(See attached Change Order report)		
Change Order Increase:	\$	120,245.83
Change Order Decrease:	-\$	31,964.60
Projects Completed:	5	
Value of Completed Projects:	\$	3,482,974.98

### Bid Process and Openings:

Projects in the Bid Process	27
Bid Openings:	
(See attached Bid Opening Report)	8
Emergency Bid:	0
Rebid Projects:	2
Projects Within Budget:	8
Project Over Budget	0

### Project Observations:

Field Inspections Conducted:	62
Final Inspections Conducted	5

### Bid Openings

<b>Project Number / Name</b>	<b>Agency Name</b>	<b>Certified Funds</b>
<b>Bid Date</b>	<b>Design Professional Name</b>	<b>Bid Amount</b>
<b>Bid Time</b>	<b>Apparent Low Bidder Name</b>	<b>Method of Contracting</b>
<b>5131901</b>	<b>School for the Deaf</b>	\$757,534.00
	Elevator Project at Parnell Hall	\$681,219.00
2 /26/2019	Smith Associates Architects, P.A.	Design / Bid / Build
2:00:00 PM	AMR Construction LLC	
<b>5521901</b>	<b>Northwest Technical Institute</b>	\$2,672,250.00
	NTI Welding Technology Center	\$2,998,052.00
2 /21/2019	Wittenberg Delony & Davidson Architects	Design / Bid / Build
2:00:00 PM	Cline Construction Group, LLC	
<b>6151802E</b>	<b>DFA- Division of Building Authority</b>	\$400,000.00
	Alteration to 501 Building Second Floor North	\$225,000.00
2 /14/2019	DFA- Division of Building Authority, IN-HOUSE	Design / Bid / Build
2:30:00 PM	Brister Construction, Inc.	
<b>7101906</b>	<b>Department of Human Services</b>	\$149,500.00
	Replacement of Electrical Panels at Jonesboro HDC	\$179,580.00
2 /26/2019	Lockeby & Associates, Inc.	Design / Bid / Build
2:00:00 PM	Precise Solar & Power aka Precise Heating Air & Elec	
<b>7101907</b>	<b>Department of Human Services</b>	\$212,600.00
	Sidewalk & Parking Lot Lighting at Arkadelphia HDC	\$206,430.00
2 /21/2019	Lockeby & Associates, Inc.	Design / Bid / Build
2:00:00 PM	Icor Construction, LLC	
<b>9001908</b>	<b>Arkansas Department of Parks and Tourism</b>	\$87,000.00
	Restoration of Methodist Church Roof, Powhatan SP	\$62,792.00
2 /27/2019	Witsell Evans Rasco Architects / Planners	Design / Bid / Build
2:30:00 PM	Wagner General Contractors, Inc	
<b>9001912</b>	<b>Arkansas Department of Parks and Tourism</b>	\$61,954.00
	Replacement of Marina Store Roof at Lake Chicot SP	\$49,000.00
2 /27/2019	Allison Architects	Design / Bid / Build
2:00:00 PM	Grindstone Construction	
<b>9751813</b>	<b>Military Department of Arkansas</b>	\$295,000.00
	RMTC Building 4601 LED Lighting Upgrade	\$345,000.00
2 /21/2019	Pack Engineering	Design / Bid / Build
2:30:00 PM	Precise Solar & Power aka Precise Heating Air & Elec	

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**New Contracts**

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<b>Agency Name</b>	<b>Project Name</b>	
<b>Project Number</b>	<b>Design Professional Name</b>	
<b>Date Approved</b>	<b>Contractor Name</b>	<b>Contract Amount</b>
<b>Arkansas Department of Environmental Quality</b>		
9301704	Remedial Action Construction Proj. DAMCO Inc. Ph.2	\$818,910.00
2 /6 /2019	FTN Associates, Ltd. The Southern Company of North Little Rock, Inc.	
<b>Arkansas Department of Parks and Tourism</b>		
9001817	Sidewalk at Cane Creek State Park	\$247,838.00
2 /5 /2019	Pollution Management, Inc. Wooster Construction	
9001907	Phase I Turf Replacement at War Memorial Stadium	\$352,870.50
2 /15/2019	Wittenberg Delony & Davidson Architects Field Turf USA	
<b>Arkansas State Crime Labortory</b>		
9551901	ASCL - Serology Lab Renovation	\$525,700.00
2 /14/2019	Hight-Jackson Associates, P.A. Corco Construction, LLC	
<b>Department of Human Services</b>		
7101905	Emergency Drainage Repairs, ASH	\$235,000.00
2 /19/2019	Morris and Associates Architects, Environmental Co Diamond Construction Company	

### Change Order Summary

**6301901 Dept. of Finance & Administration - Revenue Service Div. Lockeby & Associates, Inc.**

Ledbetter Building North Elevator Renovation

Otis Elevator Company

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /5 /2019	1	Owner Requested	\$54,508.00	\$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>
2 /5 /2019	1	Unforeseen Condition	\$778.68	\$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>
2 /5 /2019	4	Owner Requested	\$0.00	(\$20,000.00)	0
2 /5 /2019	4	Unforeseen Condition	\$0.00	(\$3,837.60)	0
2 /5 /2019	4	Time Extension	\$0.00	\$0.00	15

**9001810 Arkansas Department of Parks and Tourism**

McClelland Consulting Engineers, Inc.

Replacement of Boat Dock C Degray Lake SP

Larry Diggs Construction Company, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /21/2019	2	Time Extension	\$0.00	\$0.00	83
2 /21/2019	2	Code / Regulation / Rule	\$0.00	(\$8,127.00)	0
2 /21/2019	2	Owner Requested	\$9,720.00	\$0.00	0

**9301707 Arkansas Department of Environmental Quality**

FTN Associates, Ltd.

Remedial Action at Baldwin Piano Phase 1

The Southern Company of North Little Rock, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /26/2019	2	Owner Requested	\$755.80	\$0.00	0

<b>9601702</b>	<b>Arkansas State Police</b>		<b>H &amp; N Architects, PLLC</b>		
New Multipurpose Training Facility, Camp Robinson					
Key Builders Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /28/2019	7	Time Extension	\$0.00	\$0.00	33
<b>9601801</b>	<b>Arkansas State Police</b>		<b>Wittenberg Delony &amp; Davidson Architects</b>		
New Troop I HQ					
Western Millwright Services, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /28/2019	5	Time Extension	\$0.00	\$0.00	10
2 /28/2019	5	Owner Requested	\$23,989.15	\$0.00	0
<b>9751717</b>	<b>Military Department of Arkansas</b>		<b>Hawkins-Weir</b>		
CMTC Bridge 19 Repair, State Military Department					
Steve Beam 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>
2 /5 /2019	1	Unforeseen Condition	\$6,270.00	\$0.00	0
2 /5 /2019	1	Time Extension	\$0.00	\$0.00	17
<b>9751808</b>	<b>Military Department of Arkansas</b>		<b>Stuck Associates Architects</b>		
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>
2 /5 /2019	2	Code / Regulation / Rule	\$180.64	\$0.00	0
2 /5 /2019	2	Item Not Shown Or Specified	\$336.60	\$0.00	0
2 /5 /2019	2	Owner Requested	\$4,572.07	\$0.00	0
<b>9751819</b>	<b>Military Department of Arkansas</b>		<b>Benchmark Group</b>		
CMTC Building 2042 Renovation					
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>
2 /4 /2019	1	Unforeseen Condition	\$4,110.10	\$0.00	0
2 /4 /2019	1	Time Extension	\$0.00	\$0.00	3

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<b>9751823</b>	<b>Military Department of Arkansas</b>		<b>Tim A. Risley &amp; Associates</b>		
	CMTC Building 1368 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>
2 /28/2019	1	Time Extension	\$0.00	\$0.00	26

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<b>9751839</b>	<b>Military Department of Arkansas</b>		<b>Tim A. Risley &amp; Associates</b>		
	CMTC Renovation of Bldgs. 1332 and 1333 Barracks				
	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>
2 /14/2019	1	Unforeseen Condition	\$15,024.79	\$0.00	0
2 /14/2019	1	Time Extension	\$0.00	\$0.00	20

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III. Design Review Section

*Plan Reviews*

<b>DBA Plan Review File #</b>	<b>Agency Name</b>	<b>Project Type</b>
<b>Project Title</b>	<b>Project Location</b>	<b>Review Type</b>
<b>Date Received</b>	<b>Date Completed</b>	<b>Current Status</b>
<b>Current Estimated Construction Cost</b>	<b>Building Area (sq ft)</b>	<b>Cost Per Square Foot</b>
<b>Design Firm Name</b>	<b>Floodplain Permit Required</b>	<b>Date Permit Approved</b>
3951901 Roofing Renovations at Woodland Heights 2/21/2019 \$158,000.00 RPPY Architects	Student Loan Authority, Div of AR Little Rock, AR  NA	Public Bid Plan Review Submittal Open for Review NA
4801905 Pine Bluff Unit Infirmary Roof 2/19/2019 \$119,000.00 Lockeby & Associates, Inc.	Department of Correction Pine Bluff, AR 2/22/2019 4,521 No	Public Bid Approval to Bid Closed \$ 26.32 NA
5131901 Elevator Project at Parnell Hall 2/4/2019 \$757,534.00 Smith Associates Architects, PA	Arkansas School for the Deaf Little Rock, AR 2/5/2019 NA No	Public Bid Re-bid Closed NA NA
7101908 Asbestos Abatement/Ceiling 2/1/2019 \$244,700.00 Morris & Associates	Department of Human Services Jonesboro HDC 2/11/2019 38,656 No	Public Bid Approval to Bid Closed \$ 6.33 NA
7101910 Re-roof Various Buildings Phase 2 1/17/2019 \$250,000.00 Morris & Associates	Department of Human Services Conway HDC 2/28/2019 17,817 No	Public Bid Plan Review Submittal Waiting for Responses \$ 14.03 NA
7101911 HVAC Reno in Admin Bldg at SE AR HDC 2/20/2019 \$138,400.00 Lockeby & Associates, Inc.	Department of Human Services Warren, AR  NA	Public Bid Plan Review Submittal Open for Review NA
8651902 Historic AR Museum Roof Restoration 1/10/2019 \$306,885.00 Robert M. Schelle-Architect	Department of Arkansas Heritage Little Rock, AR 2/13/2019 20,459 No	Public Bid Plan Review Submittal Waiting for Responses \$ 15.00 NA
8651903 Old State House Museum Chiller 2/4/2019 \$409,000.00 MPE Engineers	Department of Arkansas Heritage Little Rock, AR 2/6/2019 NA No	Public Bid Approval to Bid Closed NA NA
9001823 New Visitor Center 2/7/2019 \$7,332,535.00 Fennell Purifoy Architects	Parks & Tourism Petit Jean State Park  11,672	Public Bid Plan Review Submittal Open for Review \$ 623.00



<b>DBA Plan Review File #</b>	<b>Agency Name</b>	<b>Project Type</b>
<b>Project Title</b>	<b>Project Location</b>	<b>Review Type</b>
<b>Date Received</b>	<b>Date Completed</b>	<b>Current Status</b>
<b>Current Estimated Construction Cost</b>	<b>Building Area (sq ft)</b>	<b>Cost Per Square Foot</b>
<b>Design Firm Name</b>	<b>Floodplain Permit Required</b>	<b>Date Permit Approved</b>
9001904 Wastewater Treatment and Drip Dispersal 2/21/2019 \$859,752.30 Pollution Management, Inc.	Parks & Tourism Lake Ouachita State Park 2/21/2019 NA No	Public Bid Negotiated Changes Closed NA NA
9001905 Upgrade Gift Shop 1/30/2019 \$459,470.76 Borne' Firm Architects	Parks & Tourism Ozark Folk Center State Park 2/6/2019 4,816 No	Public Bid Approval to Bid Closed \$ 131.58 NA
9001906 New Toilet Facility 2/20/2019 \$239,725.20 Taylor Kempkes Architects, P.A.	Parks & Tourism Plantation Agriculture Museum State Park 3,942 No	Public Bid Approval to Bid Open for Review \$ 60.80 NA
9001907B Reno Phase 2, Visiting Team & Referee 2/15/2019 \$978,313.00 Wittenberg, Delony & Davidson, Inc.	Parks & Tourism War Memorial Stadium Little Rock, AR 2/20/2019 5,215 No	Emergency Bid Plan Review Submittal Waiting for Responses \$ 187.60 NA
9001909 Replace Roofs 2/5/2019 \$98,747.00 Allison Architects	Parks & Tourism Arkansas Post Museum State Park 2/6/2019 7,100 No	Public Bid Approval to Bid Closed \$ 13.90 NA
9001910 Replace Roofs 2/5/2019 \$107,129.00 Allison Architects	Parks & Tourism Village Creek State Park 2/6/2019 7,800 No	Public Bid Approval to Bid Closed \$ 13.70 NA
9001911 Replace Fishing Weigh-in Pavilion Roof 1/31/2019 \$71,682.60 Allison Architects	Parks & Tourism Lake Dardanelle State Park 2/6/2019 5,100 No	Public Bid Approval to Bid Closed \$ 14.00 NA
9001912 Replace Marina Store Roof 1/31/2019 \$60,847.60 Allison Architects	Parks & Tourism Lake Chicot State Park 2/5/2019 3,950 No	Public Bid Approval to Bid Closed \$ 15.40 NA
9001913 Replace Roofs 1/31/2019 \$85,525.00 Allison Architects	Parks & Tourism Hampson Architectural Museum State 2/11/2019 6,200 No	Public Bid Approval to Bid Closed \$ 13.70 NA

<b>DBA Plan Review File #</b>	<b>Agency Name</b>	<b>Project Type</b>
<b>Project Title</b>	<b>Project Location</b>	<b>Review Type</b>
<b>Date Received</b>	<b>Date Completed</b>	<b>Current Status</b>
<b>Current Estimated Construction Cost</b>	<b>Building Area (sq ft)</b>	<b>Cost Per Square Foot</b>
<b>Design Firm Name</b>	<b>Floodplain Permit Required</b>	<b>Date Permit Approved</b>
9001914 Installation of Swimming Pool Liner 2/12/2019 \$82,500.00 Parks and Tourism In-House	Parks & Tourism Lake Chicot State Park 2/15/2019 32,000 No	Public Bid Plan Review Submittal Waiting for Responses \$ 2.58 NA
9001915 Lodge Re-flooring Phase 1 2/14/2019 \$105,098.00 AMR Architects, Inc.	Parks & Tourism Mount Magazine State Park 11,509	Public Bid Plan Review Submittal Open for Review \$ 9.13
9001916 Dining Hall and Lodge Painting 2/14/2019 \$99,629.00 Parks and Tourism In-House	Parks & Tourism Lake Fort Smith State Park 2/19/2019 9,486 No	Public Bid Approval to Bid Closed \$ 10.50 NA
9001917 Palisades Overlook 2/14/2019 \$266,335.00 AMR Architects, Inc.	Parks & Tourism Petit Jean State Park 2/28/2019 1,862 No	Public Bid Plan Review Submittal Waiting for Responses \$ 143.00 NA
9001918 Pool Slab and Wall Renovation 2/20/2019 \$211,688.00 CEI Engineering Associates, Inc.	Parks & Tourism Withrow Springs State Park 2/28/2019 1,000 No	Emergency Bid Plan Review Submittal Waiting for Responses \$ 21.17 NA
9001919 New Education Pavilion 2/20/2019 \$487,063.00 BRYArchitecture	Parks & Tourism Hobbs State Park 2/26/2019 2,936 No	Public Bid Plan Review Submittal Waiting for Responses \$ 165.89 NA
9751844 Independence Hall 1st & 2nd Floor Latrine 2/1/2019 \$700,000.00 Schelle Architect	Military Department Camp Joseph T. Robinson North Little 2/13/2019 20,000 No	Public Bid Plan Review Submittal Waiting for Responses \$ 35.00 NA
9751845 PEC Campus Underground Drainage 1/16/2019 \$479,875.00 Marlar Engineering	Military Department North Little Rock, AR 2/26/2019 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9751903 RMTC Youth Challenge Fence Installation 2/21/2019 \$232,000.00 Halff + Marlar	Military Department North Little Rock, AR 2/22/2019 NA No	Emergency Bid Approval to Bid Closed NA NA

## Public School Accessibility Reviews

February 2019

<b>Project #</b>	<b>Project Description Review Type</b>	<b>Date Received</b>	<b>Date Completed</b>	<b>School District Current Status</b>
5001920	New Indoor Practice Facility Approval to Proceed	1/25/2019	2/4/2019	Hot Springs Schools Closed
5001923	High School, PE Building, Stadium Improvements Plan Review Submittal	1/11/2019	2/11/2019	Barton-Lexa Schools Waiting for Responses
5001924	New K-3 Elementary Schools Approval to Proceed	1/14/2019	2/4/2019	Pocahontas Schools Closed