



STATE OF ARKANSAS

**Department of Finance
and Administration**

DIVISION OF BUILDING AUTHORITY

501 Woodlane Street, Suite 101N
Little Rock, Arkansas 72201-1833
Phone: (501) 682-1833
Fax: (501) 682-5589
www.aba.arkansas.gov

MEMORANDUM

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

FROM: Anne W. Laidlaw, Director *AWL*

RE: April 2018 Monthly Report

DATE: May 7, 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 April 2018. 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, 2018*

I. Real Estate Services

NEW LEASES:

Lease Number N9364 **Start Date** 3/1/2018 **End Date** 12/31/2018

Lessee Name Quapaw House, Inc

Property Name

Address 7301 West 13th Street

City Pine Bluff **County Name** Jefferson

Sq Ft 30,300 **RateSF** **Annual Rent** \$1

Lessor Name Arkansas Department of Community Correct **Principal** N/A

Comments: Nine (9) month Public Advantage Lease for Arkansas Community Correction and one of their partners.

Lease Number P3083 **Start Date** 6/1/2018 **End Date** 5/31/2020

Lessee Name Arkansas Agriculture Department - Arkansas State Plant Board

Property Name Elf Storage

Address 131 U.S. Highway 64 West

City Beebe **County Name** White

Sq Ft 300 **RateSF** \$3.80 **Annual Rent** \$1,140

Lessor Name Seneca Enterprises, LLC, d/b/a Elf Storage **Principal** James Brockway

Comments: New two (2) year storage lease for Arkansas State Plant Board in Beebe/White County.

Lease Number P3084 **Start Date** 1/1/2018 **End Date** 12/31/2018

Lessee Name Arkansas Legislative Audit

Property Name Ozark River Plaza

Address 257 Airport Boulevard

City Ozark **County Name** Franklin

Sq Ft 1,200 **RateSF** \$5.67 **Annual Rent** \$6,804

Lessor Name Bill G. Sossamon Living Trust **Principal** Bill Sossamon

Comments: New one (1) year lease for Arkansas Legislative Audit.

NEW LEASES:

Lease Number P3090 *Start Date* 7/1/2018 *End Date* 6/30/2023
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Commission
Property Name 1.14 Acres of Land
Address Lot 6 - Yellville Industrial Park
City Yellville *County Name* Marion
Sq Ft *RateSF* *Annual Rent* \$1,200
Lessor Name The Yellville Development Corporation *Principal* Judith R. Bearden
Comments: New five (5) year Public Advantage Lease for Arkansas Forestry Commission.

Lease Number P3091 *Start Date* 3/1/2018 *End Date* 2/29/2020
Lessee Name Arkansas Department of Correction
Property Name 170 Acres of Pastureland
Address
City *County Name* IZARD
Sq Ft *RateSF* *Annual Rent* \$1
Lessor Name Roland R. Webb *Principal* Roland Webb
Comments: New two (2) year Public Advantage lease for 170 acres of pastureland for hay production and grazing.

LEASE RENEWALS:

Lease Number N9221 *Start Date* 7/1/2018 *End Date* 6/30/2019
Lessee Name Pathway to Freedom
Address 8400 Highway 386
City Wrightsville *County Name* Pulaski
Sq Ft 4,324 *RateSF* *Annual Rent*
Lessor Name Arkansas Department of Correction *Principal* N/A
Comments: One (1) year lease renewal with no other changes.

Lease Number N9273 *Start Date* 4/1/2018 *End Date* 3/31/2019
Lessee Name Northwest Arkansas Economic Development District, Inc.
Address 1058 Highland Circle
City Mountain Home *County Name* Baxter
Sq Ft 1,132 *RateSF* \$7.41 *Annual Rent* \$8,388.12
Lessor Name Arkansas Department of Workforce Service *Principal* N/A
Comments: One (1) year Sublease renewal with no other changes.

Lease Number N9304 *Start Date* 4/1/2018 *End Date* 3/31/2023
Lessee Name City of Conway, Arkansas
Address 1835 South Donaghey Avenue
City Conway *County Name* Faulkner
Sq Ft *RateSF* \$0.00 *Annual Rent* \$20,000.00
Lessor Name University of Central Arkansas *Principal* N/A
Comments: Lessee (City of Conway) exercising 2nd of 3 five-year options. Faulkner County no longer Co-Lessee for this Lease effective 3-31-18.

Lease Number N9325 *Start Date* 1/1/2019 *End Date* 12/31/2020
Lessee Name Central Baptist College, Inc.
Address Building 6401, Area 1
City North Little Rock *County Name* Pulaski
Sq Ft 175 *RateSF* \$1.31 *Annual Rent* \$230.00
Lessor Name Arkansas State Military Department *Principal* N/A
Comments: Two (2) year Lease renewal with Lessee relocating from Area 2 to Area 1.

LEASE RENEWALS:

Lease Number P2102 *Start Date* 1/1/2019 *End Date* 12/31/2019
Lessee Name Arkansas State Bank Department
Address 400 Hardin Road
City Little Rock *County Name* Pulaski
Sq Ft 16,650 *RateSF* \$18.64 *Annual Rent* \$310,356.00
Lessor Name Responsive Education Solutions *Principal* Chuck Cook
Comments: One (1) year lease renewal with no other changes.

Lease Number P2132 *Start Date* 9/1/2018 *End Date* 8/31/2020
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Commission
Address 325 West Capitol Avenue
City Little Rock *County Name* Pulaski
Sq Ft *RateSF* *Annual Rent* \$1,335.84
Lessor Name Information Vaulting Services LLC *Principal* Danny Palo
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2176 *Start Date* 11/1/2018 *End Date* 10/31/2020
Lessee Name University of Arkansas Cooperative Extension - Master Gardener
Address 18 Freeway Drive
City Little Rock *County Name* Pulaski
Sq Ft 100 *RateSF* \$15.18 *Annual Rent* \$1,518.00
Lessor Name U-Storit, Inc. *Principal* Bill Humble
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2286 *Start Date* 7/1/2018 *End Date* 6/30/2019
Lessee Name Arkansas Department of Community Correction
Address 613 South Street
City Mountain Home *County Name* Baxter
Sq Ft 4,000 *RateSF* \$11.04 *Annual Rent* \$44,160.00
Lessor Name James Y. Massey, Jr. *Principal* James Massey, Jr.
Comments: One (1) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number P2304 *Start Date* 7/1/2018 *End Date* 12/31/2018
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: Six (6) month lease renewal with no other changes.

Lease Number P2314 *Start Date* 7/1/2018 *End Date* 6/30/2019
Lessee Name UAMS - Regional Programs - UAMS South Central
Address 4400 South Mulberry Street
City Pine Bluff *County Name* Jefferson
Sq Ft 2,000 *RateSF* \$8.40 *Annual Rent* \$16,800.00
Lessor Name Jefferson Hospital Association, Inc. *Principal* Walter Johnson, Jr.
Comments: One (1) year lease renewal with no other changes.

Lease Number P2316 *Start Date* 10/1/2018 *End Date* 9/30/2020
Lessee Name DFA - Revenue Division
Address 110 West DeQueen Avenue
City DeQueen *County Name* Sevier
Sq Ft 1,764 *RateSF* \$7.50 *Annual Rent* \$13,230.00
Lessor Name City of DeQueen, Arkansas *Principal* N/A
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2614 *Start Date* 1/1/2019 *End Date* 12/31/2020
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Commission
Address N/A
City *County Name* Hot Spring
Sq Ft *RateSF* *Annual Rent* \$1.00
Lessor Name Dorsey D. Glover *Principal* N/A
Comments: Two (2) year Public Advantage Lease Renewal with no changes.

LEASE RENEWALS:

Lease Number P2621 *Start Date* 9/1/2018 *End Date* 8/31/2020
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Commission
Address Observation Tower
City *County Name* Jefferson

Sq Ft *RateSF* *Annual Rent* \$500.00

Lessor Name American Timberland, LLC c/o BTG Pactual *Principal* Jonathan Williams
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2626 *Start Date* 4/1/2018 *End Date* 3/31/2023
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Commission
Address Section 31, Township 16 South, Range 27 West
City *County Name* Miller

Sq Ft *RateSF* *Annual Rent* \$100.00

Lessor Name PotlatchDeltic Timber, LLC *Principal* Lorrie Scott
Comments: Five (5) year Public Advantage Lease Renewal with change of ownership entity.

Lease Number P2627 *Start Date* 5/1/2018 *End Date* 4/30/2023
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Commission
Address Section 20, Township 13 South, Range 21 West
City *County Name* Nevada

Sq Ft *RateSF* *Annual Rent* \$100.00

Lessor Name PotlatchDeltic Timber, LLC *Principal* Lorrie Scott
Comments: Five (5) year Public Advantage Lease with Lessor entity change.

Lease Number P2640 *Start Date* 8/1/2018 *End Date* 6/30/2019
Lessee Name UAMS - Otolaryngology - Behavioral Medicine Clinic
Address 1401 Murphy Drive
City *County Name* Pulaski

Sq Ft *RateSF* *Annual Rent* \$360.00

Lessor Name Vital Records Control of Arkansas, Inc. *Principal* Danny Palo
Comments: Eleven (11) month storage lease (to line up with fiscal year end 6-30-19) with reduction in cubic feet.

LEASE RENEWALS:

Lease Number P2649 *Start Date* 7/1/2018 *End Date* 12/31/2018
Lessee Name Arkansas State Military Department
Address 2050 Hardin Drive
City Jacksonville *County Name* Pulaski
Sq Ft 1,500 *RateSF* \$16.50 *Annual Rent* \$24,750.00
Lessor Name MRP Jacksonville AR, LLC *Principal* Joseph McClary
Comments: Six (6) month lease renewal with no other changes.

Lease Number P2773 *Start Date* 12/1/2018 *End Date* 11/30/2020
Lessee Name U of A, Division of Agriculture, Co-Op
Address 18 Freeway Drive
City Little Rock *County Name* Pulaski
Sq Ft 660 *RateSF* \$6.36 *Annual Rent* \$4,200.00
Lessor Name U-Storit, Inc. *Principal* Bill Humble
Comments: Two (2) year storage lease renewal with no other changes.

Lease Number P2836 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name Arkansas Department of Environmental Quality
Address 2510 North Hervey Street
City Hope *County Name* Hempstead
Sq Ft 1,456 *RateSF* \$13.10 *Annual Rent* \$19,073.64
Lessor Name IDOC Properties LLC *Principal* Elvin Fenton
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2907 *Start Date* 5/1/2018 *End Date* 4/30/2019
Lessee Name Arkansas Department of Community Correction
Address 2001 Pershing Circle
City North Little Rock *County Name* Pulaski
Sq Ft 13,144 *RateSF* \$8.24 *Annual Rent* \$108,306.60
Lessor Name Multi-Management Services, Inc. *Principal* Todd Hart
Comments: One (1) year lease renewal with three percent (3.00%) rent increase.

LEASE RENEWALS:

Lease Number P2938 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name ASU - Mountain Home -Adult Education Program
Address 125 East Highway 62
City Yellville *County Name* Marion
Sq Ft 1,127 *RateSF* \$4.01 *Annual Rent* \$4,522.56
Lessor Name Jones Family Properties, LLC *Principal* Bill Jones
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2969 *Start Date* 8/1/2018 *End Date* 7/31/2020
Lessee Name UAMS - Department of Pediatrics - Head Start Program
Address 2725 West 12th Street
City Little Rock *County Name* Pulaski
Sq Ft 3,450 *RateSF* \$6.54 *Annual Rent* \$22,560.00
Lessor Name The Family Development Center, Inc. *Principal* Brenda Hill
Comments: Two (2) year lease renewal with no other changes.

Lease Number P3013 *Start Date* 1/1/2019 *End Date* 12/31/2020
Lessee Name Arkansas Teacher Retirement System
Address 325 West Capitol Avenue
City Little Rock *County Name* Pulaski
Sq Ft *RateSF* *Annual Rent* \$3,828.00
Lessor Name Information Vaulting Services LLC *Principal* Danny Palo
Comments: Two (2) year lease renewal with Lessor entity name change.

Lease Number P3026 *Start Date* 8/1/2018 *End Date* 7/31/2019
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.

LEASE RENEWALS:

Lease Number P3035 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name UAMS - Pediatrics - Head Start
Address 2002 South Fillmore Street
City Little Rock *County Name* Pulaski

Sq Ft 5,747 *RateSF* \$9.06 *Annual Rent* \$52,061.52
Lessor Name The United Methodist Children's Home, Inco *Principal* Mike Miller
Comments: Two (2) year lease renewal with reduction in rent due to improvement amortization being paid off and Lessee not utilizing kitchen labor going forward.

Lease Number P3063 *Start Date* 7/1/2018 *End Date* 6/30/2019
Lessee Name North Arkansas College - Adult Education Program
Address 402 Oak Street
City Leslie *County Name* Searcy

Sq Ft 2,240 *RateSF* \$3.35 *Annual Rent* \$7,500.00
Lessor Name Searcy County School District *Principal* N/A
Comments: One (1) year lease renewal with no other changes.

Lease Number P3070 *Start Date* 7/1/2018 *End Date* 6/30/2019
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 lease renewal adding language about pet damages to the Lease.

Lease Number P6010 *Start Date* 10/1/2018 *End Date* 9/30/2020
Lessee Name DFA - Revenue Division
Address 421 North Main Street
City Nashville *County Name* Howard

Sq Ft 600 *RateSF* \$2.50 *Annual Rent* \$1,500.00
Lessor Name Howard County, Arkansas *Principal* N/A
Comments: Two (2) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number P6050 *Start Date* 1/1/2019 *End Date* 12/31/2020
Lessee Name DFA - Revenue Division
Address 705 East Union Street
City Wynne *County Name* Cross
Sq Ft 432 *RateSF* \$12.50 *Annual Rent* \$5,400.00
Lessor Name Cross County, Arkansas *Principal* N/A
Comments: Two (2) year lease renewal with no other changes.

Lease Number P6131 *Start Date* 10/1/2018 *End Date* 9/30/2020
Lessee Name DFA - Revenue Division
Address 108 Spring Street
City Jasper *County Name* Newton
Sq Ft 688 *RateSF* \$7.21 *Annual Rent* \$4,960.00
Lessor Name Newton County Special Service Corporation, *Principal* Sherry Campbell
Comments: Two (2) year lease renewal with no other changes.

Lease Number P7085 *Start Date* 3/1/2018 *End Date* 2/28/2023
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Commission
Address 2165 Champagnolle Road
City El Dorado *County Name* Union
Sq Ft *RateSF* *Annual Rent* \$100.00
Lessor Name PotlatchDeltic Timber, LLC *Principal* Lorrie Scott
Comments: Five (5) year Public Advantage Lease Renewal with change of ownership.

Lease Number P9014 *Start Date* 10/1/2018 *End Date* 9/30/2020
Lessee Name DFA - Revenue Division
Address 221 West Main Street
City Ozark *County Name* Franklin
Sq Ft 1,200 *RateSF* \$8.50 *Annual Rent* \$10,200.00
Lessor Name Franklin County, Arkansas *Principal* N/A
Comments: Two (2) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number P9024 *Start Date* 9/1/2018 *End Date* 8/31/2020
Lessee Name Arkansas Department of Health - Division of Vital Records
Address 1401 Murphy Drive
City Maumelle *County Name* Pulaski
Sq Ft 2,245 *RateSF* \$6.20 *Annual Rent* \$13,920.00
Lessor Name Vital Records Control of Arkansas, Inc. *Principal* Danny Palo
Comments: Two (2) year lease renewal with no other changes.

Lease Number P9187 *Start Date* 1/1/2019 *End Date* 12/31/2020
Lessee Name DFA - Revenue Division
Address 219 East Old Main Street
City Yellville *County Name* Marion
Sq Ft 1,480 *RateSF* \$13.00 *Annual Rent* \$19,239.96
Lessor Name A.J.L. Enterprises, Inc. *Principal* Michael Lyn Baker
Comments: Two (2) year lease renewal with no other changes.

Lease Number P9328 *Start Date* 1/1/2019 *End Date* 12/31/2020
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Commission
Address Highway 70-71
City DeQueen *County Name* Sevier
Sq Ft *RateSF* \$1.00 *Annual Rent* \$1.00
Lessor Name Sevier County Road Department, Sevier Co *Principal* N/A
Comments: Two (2) year lease renewal with no other changes.

Lease Number P9407 *Start Date* 4/1/2018 *End Date* 3/31/2020
Lessee Name Department of Career Education - Division of Rehabilitation Services
Address 2807 Broad Street
City Texarkana *County Name* Miller
Sq Ft 6,510 *RateSF* \$7.21 *Annual Rent* \$46,937.04
Lessor Name Robertson Holdings, LLC *Principal* William David Roberts
Comments: Two (2) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number P9491 *Start Date* 4/1/2018 *End Date* 3/31/2019
Lessee Name Arkansas Department of Community Correction
Address 104 Front Street NE
City Lonoke *County Name* Lonoke
Sq Ft 3,400 *RateSF* \$7.58 *Annual Rent* \$25,755.00
Lessor Name Linda Privett *Principal* Linda Privett
Comments: One (1) year lease renewal with no other changes.

Lease Number P9583 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name UAMS - Regional Programs - Northwest
Address 2034 Parkshore Drive
City Fayetteville *County Name* Washington
Sq Ft 3,660 *RateSF* \$7.21 *Annual Rent* \$26,400.00
Lessor Name The Park Apartments of Fayetteville, Limited *Principal* James E. Lindsey
Comments: Two (2) year lease renewal with no other changes.

Lease Number P9650 *Start Date* 10/1/2018 *End Date* 9/30/2020
Lessee Name Arkansas Department of Community Correction
Address 504 Eureka Avenue
City Berryville *County Name* Carroll
Sq Ft 3,200 *RateSF* \$8.77 *Annual Rent* \$28,064.04
Lessor Name Kevin Barrows *Principal* N/A
Comments: One (1) year lease renewal with no other changes.

Lease Number P9883 *Start Date* 10/1/2017 *End Date* 9/30/2019
Lessee Name UAMS - Department of Psychiatry
Address 1401 Murphy Drive
City Maumelle *County Name* Pulaski
Sq Ft 100 *RateSF* \$6.00 *Annual Rent* \$600.00
Lessor Name Vital Records Control of Arkansas, Inc. *Principal* Danny Palo
Comments: Two (2) year lease renewal with reduction in cubic feet. UAMS requested that lease date start (retroactively) to 10-1-17.

LEASE RENEWALS:

Lease Number P9909 *Start Date* 10/1/2018 *End Date* 9/30/2019
Lessee Name UAMS - Department of Pediatrics - Head Start Program
Address 400 North Palm Street
City North Little Rock *County Name* Pulaski
Sq Ft 3,286 *RateSF* \$0.00 *Annual Rent* \$1.00
Lessor Name North Little Rock Housing Authority *Principal* N/A
Comments: One (1) year Public Advantage lease renewal with no other changes.

Lease Number P9951 *Start Date* 10/1/2018 *End Date* 9/30/2019
Lessee Name UAMS - Health Information Management
Address 1401 Murphy Drive
City Maumelle *County Name* Pulaski
Sq Ft 1,000 *RateSF* \$5.16 *Annual Rent* \$5,160.00
Lessor Name Vital Records Control of Arkansas, Inc. *Principal* Danny Palo
Comments: One (1) year lease renewal with no other changes.

Lease Number P9978 *Start Date* 11/1/2018 *End Date* 10/31/2020
Lessee Name DFA - Revenue Division
Address 406 North Illinois Avenue
City Harrisburg *County Name* Poinsett
Sq Ft 1,657 *RateSF* \$11.25 *Annual Rent* \$18,641.28
Lessor Name Young & Young Development Co. LLC *Principal* J.R. Young
Comments: Two (2) year lease renewal with no other changes.

Lease Number S8362 *Start Date* 6/1/2018 *End Date* 5/31/2020
Lessee Name Arkansas State Police
Address 2403 East Harding Avenue
City Pine Bluff *County Name* Jefferson
Sq Ft 3,000 *RateSF* \$4.17 *Annual Rent* \$12,500.00
Lessor Name Arkansas Department of Correction *Principal* N/A
Comments: Two (2) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number S8438 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name Arkansas Department of Correction
Address 3701 West Roosevelt Road
City Little Rock *County Name* Pulaski
Sq Ft 6,225 *RateSF* \$0.00 *Annual Rent* \$1.00
Lessor Name Arkansas State Police *Principal* N/A
Comments: Two (2) year State-to-State Lease renewal with no other changes.

Lease Number S8440 *Start Date* 12/1/2018 *End Date* 1/31/2022
Lessee Name Arkansas Department of Higher Education
Address 423 Main Street
City Little Rock *County Name* Pulaski
Sq Ft 28,524 *RateSF* \$17.68 *Annual Rent* \$504,304.32
Lessor Name DFA - Division of Building Authority *Principal* N/A
Comments: Thirty-eight (38) month Sublease Renewal to match Master Lease (P2810) term through 1-31-22 and rental rate to be \$17.68/sf to match Master Lease Rate.

Lease Number T6052 *Start Date* 12/1/2018 *End Date* 11/30/2019
Lessee Name American Messaging Services, LLC
Address
City East Camden *County Name* Calhoun
Sq Ft *RateSF* *Annual Rent* \$4,800.00
Lessor Name Southern Arkansas University Tech *Principal* N/A
Comments: One (1) year tower Lease renewal with change of Lessor name and address.

LEASE CHANGES:

Lease Number P2378 *Start Date* 4/1/2018 *End Date* 3/31/2019
Lessee Name DFA - Revenue Division
Address 506 West Gaines Avenue
City Monticello *County Name* Drew
Sq Ft 2691 *RateSF* \$8.17
Lessor Name Mid-Town Properties *Principal* Tommy Newman
Comments: Change Amendment to reflect change of Lessor name effective 4-1-18.

Lease Number P6266 *Start Date* 2/28/2018 *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
Lessor Name 2020LR, LLC *Principal* Richard Kelly
Comments: Change Amendment to reflect Lessor name change and mailing address.

Lease Number P6295 *Start Date* 2/28/2018 *End Date* 6/30/2019
Lessee Name Department of Education - Child Nutrition Program
Address 2020 West 3rd Street
City Little Rock *County Name* Pulaski
Sq Ft 5554 *RateSF* \$10.50
Lessor Name 2020LR, LLC c/o Marshall Peters & Associa *Principal* Richard Kelly
Comments: Change Amendment to reflect change of Lessor and Lessor address effective 2-28-18.

Lease Number P7023 *Start Date* 12/6/2016 *End Date* 6/30/2018
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Commission
Address Yellville Industrial Park Subdivision
City Yellville *County Name* Marion
Sq Ft 0 *RateSF* \$0.00
Lessor Name Tom Davenport Concrete & Construction, L *Principal* Thomas D. Davenport
Comments: Change Amendment to reflect new Lessor effective 12-6-16 through 6-30-18.
Lease set to expire 6-30-18 with agency relocating to another location (P3090).

LEASE CANCELLATIONS:

Lease Number P2299
Lessee Name Arkansas Teacher Retirement System
Address 8100 Geyer Springs Road
City Little Rock **County Name** Pulaski
Lessor Name Arkansas Teacher Retirement System
Comments: ATRS has been utilizing the building for storage purposes since 8/1/01 but asked DBA to prepare the standard State lease document.

Lease Number P2823
Lessee Name Arkansas Department of Correction
Address
City **County Name** Izard
Lessor Name Roland R. Webb, Mary L. Webb, Charles H. Webb, Betty S. We
Comments: Agency letting lease expire effective 2-28-18. This lease is replaced by P3091.

Lease Number P3048
Lessee Name UAMS - Center on Aging (South Central)
Address 2907 South Camden Road
City Pine Bluff **County Name** Jefferson
Lessor Name Brown's Furniture Restoration and Moving, LLC
Comments: UAMS letting lease expire effective 4-9-18 with no further obligation by either party.

Lease Number P6153
Lessee Name University of Arkansas at Fayetteville
Address U of A Campus
City Fayetteville **County Name** Washington
Lessor Name City of Fayetteville
Comments: DBA found old lease and terminated in Leasing Database effective 12-31-03. 23 year lease with option to purchase - Sect. 2014.

LEASE CANCELLATIONS:

Lease Number P7078

Lessee Name Arkansas Department of Community Correction

Address Princeton Pike

City White Hall *County Name* Jefferson

Lessor Name Jefferson County, Arkansas .

Comments: Found old file that needed to be terminated in Leasing Database and closed out after asking ACC if they still occupied; they confirmed they no longer occupied premises.

II. Construction Section

Contracts:

Current Projects under Contract:	104	
Value of Current Projects:	\$	83,174,560.19
New Contracts:	4	
(See attached New Contract report)		
Value of New Contracts:	\$	1,260,970.00
Change Orders approved:	15	
(See attached Change Order report)		
Change Order Increase:	\$	170,652.49
Change Order Decrease:	-\$	8,038.75
Projects Completed:	12	
Value of Completed Projects:	\$	4,298,449.97

Bid Process and Openings:

Projects in the Bid Process	34
Bid Openings:	
(See attached Bid Opening Report)	8
Emergency Bid:	1
Rebid Projects:	0
Projects Within Budget:	8
Project Over Budget	0

Project Observations:

Field Inspections Conducted:	25
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
4851803	Department of Community Correction	\$305,000.00
East Central ACC Office Roof Repair		\$398,063.00
4 /18/2018	Lockeby & Associates, Inc.	Emergency
2:00:00 PM	Delta Roofing & Sheet Metal	
4851804	Department of Community Correction	\$334,000.00
OMEGA Programs Building		\$293,575.00
4 /17/2018	Lockeby & Associates, Inc.	Design / Bid / Build
2:00:00 PM	Moser Construction, LLC	
7101809	Department of Human Services	\$65,000.00
Administration Bldg. Lobby Renovations CHDC		\$77,000.00
4 /4 /2018	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
2:00:00 PM	Shields & Associates, Inc.	
8751801	Department of Arkansas Heritage - The Old State House Museum	\$282,572.93
Renovation of Gallery 211 FL Gowns Exhibit		\$296,000.00
4 /19/2018	JAMESON Architects P.A.	Design / Bid / Build
2:30:00 PM	Hydco, Inc.	
9001809	Arkansas Department of Parks and Tourism	\$977,070.00
Marina Boat Dock B and C Replacement Lake Quachita		\$956,767.00
4 /19/2018	McClelland Consulting Engineers, Inc.	Design / Bid / Build
2:00:00 PM	Larry Diggs Construction Company, Inc.	
9001816	Arkansas Department of Parks and Tourism	\$120,500.00
Windows Replacement at Lake Dardanelle State Park		\$90,000.00
4 /3 /2018	Borne Firm Architects, P.A.	Design / Bid / Build
2:00:00 PM	Dixon Contracting, Inc.	
9751720	Military Department of Arkansas	\$531,600.00
CMTC Building 1726 Renovation		\$545,607.00
4 /24/2018	E-Squared Architecture & Interior Design, P.A.	Design / Bid / Build
3:00:00 PM	Wohali LLC	
9751727	Military Department of Arkansas	\$333,000.00
CMTC Building 1747 Dining Hall Renovation		\$394,015.00
4 /24/2018	E-Squared Architecture & Interior Design, P.A.	Design / Bid / Build
2:30:00 PM	Wohali LLC	

New Contracts

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

Arkansas Department of Environmental Quality

9301708	Dwight Mission Curve, AMLR Project	\$44,670.00
4 /11/2018	Arkansas Dept. of Environmental Quality, In-House Curtis Construction, Inc.	

Arkansas Department of Parks and Tourism

9001807	Rental Cabin Renovation Village Creek State Park	\$1,037,917.00
4 /10/2018	AMR Wagner General Contractors, Inc	

Department of Workforce Education AR Rehab Services

5201801	Chiller Insulation Project	\$52,633.00
4 /3 /2018	ATOKA, Inc. Comfort Systems USA (Arkansas), Inc.	

Military Department of Arkansas

9751710	CMTC Building 2058 Bailer Project	\$125,750.00
4 /2 /2018	Burrows & Associates Wohali LLC	

Change Order Summary

5101802 School for the Blind			Smith Associates Architects, P.A.		
ANCRC Work Projects Administrative Infirmary					
Hydco, 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 /9 /2018	1	Owner Requested	\$4,098.82	\$0.00	0
4 /9 /2018	1	Unforeseen Condition	\$3,565.52	\$0.00	0
4 /9 /2018	1	Time Extension	\$0.00	\$0.00	20
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>
4 /11/2018	7	Owner Requested		(\$5,990.00)	0
6151714A DFA- Division of Building Authority			ATOKA, Inc.		
Phase 2 ACM Abatement and Demolition					
Lipsmeyer Demolition, 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 /16/2018	1	Time Extension	\$0.00	\$0.00	7
4 /16/2018	1	Unforeseen Condition	\$5,173.00	\$0.00	0
9001621 Arkansas Department of Parks and Tourism			ETI Corporation		
Phase III Arkansas City Trailhead					
Davis Development, LLC of Monticello					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /23/2018	2	Time Extension	\$0.00	\$0.00	32
4 /23/2018	2	Item Not Shown Or Specified	\$3,946.77	\$0.00	0
4 /23/2018	2	Owner Requested	\$6,415.28	\$0.00	0
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>
4 /19/2018	2	Time Extension	\$0.00	\$0.00	9
4 /19/2018	2	Owner Requested	\$7,191.00	\$0.00	0

9001716 Arkansas Department of Parks and Tourism Taylor-Kempkes Architects
 Lodge & Laundry Improvements @ DeGray Lake Resort
 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 /9 /2018	5	Owner Requested	\$772.56	\$0.00	0
4 /9 /2018	5	Time Extension	\$0.00	\$0.00	55
4 /9 /2018	5	Unforeseen Condition	\$0.00	(\$2,048.75)	0

9001722 Arkansas Department of Parks and Tourism Taylor-Kempkes Architects
 Rebuild Existing Employee Residence @ Cossatot Riv
 Gerald E. Prince 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 /4 /2018	3	Unforeseen Condition	\$4,069.84	\$0.00	0

9001724 Arkansas Department of Parks and Tourism Department of Parks & Tourism, In-House
 River Ridge Restroom @ Cossatot River SP
 C&K Mitchell Service Contractors

<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 /2018	1	Time Extension	\$0.00	\$0.00	100
4 /4 /2018	1	Owner Requested	\$450.00	\$0.00	0

9001726 Arkansas Department of Parks and Tourism Pollution Management, Inc.
 Lake Dunn Outlet Repair
 Crawford 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>
4 /12/2018	1	Time Extension	\$0.00	\$0.00	93

9301601 Arkansas Department of Environmental Quality SCS Aquaterra
 Closure of Inactive NABORS Landfills
 Kolb Grading, 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 /23/2018	4	Unforeseen Condition	\$187.00	\$0.00	0
4 /23/2018	4	Time Extension	\$0.00	\$0.00	45
4 /23/2018	4	Owner Requested	\$75,000.00	\$0.00	0

9501801 Commission on Law Enforcement Standards and Training ATOKA, Inc.
 Asbestos and Mold Remediation
 Gerken Environmental Enterprises, 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 /30/2018	1	Unforeseen Condition	\$1,381.00	\$0.00	0

4 /30/2018	1	Time Extension	\$0.00	\$0.00	1
9751631 Military Department of Arkansas			Burrows & Associates		
CMTC Bldg 1394 Renovation					
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>
4 /2 /2018	1	Unforeseen Condition	\$20,379.00	\$0.00	0
4 /2 /2018	1	Time Extension	\$0.00	\$0.00	33
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>
4 /4 /2018	2	Time Extension	\$9,243.79	\$0.00	36
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>
4 /4 /2018	2	Time Extension	\$9,243.79	\$0.00	36
9751740 Military Department of Arkansas			Lockeby & Associates, Inc.		
RMTC Building 1301 AON Renovation					
Shields & Associates, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /3 /2018	1	Unforeseen Condition	\$19,535.12	\$0.00	0
4 /3 /2018	1	Time Extension	\$0.00	\$0.00	73

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
4801809 Tucker Maximum Security Generator 3/7/2018 \$78,000.00 Lockeby & Associates, Inc.	Department of Correction Tucker, AR 3/15/2018 NA No	In House Labor Approval to Proceed Closed NA NA
4801810 Cummins Unit Generators 3/20/2018 \$270,000.00 Lockeby & Associates, Inc.	Department of Correction Varner, AR 3/30/2018 NA Yes	In House Labor Approval to Proceed Closed NA 3/30/2018
4801811 Wrightsville and Hawkins Generators 3/7/2018 \$196,000.00 Lockeby & Associates, Inc.	Department of Correction Wrightsville, AR 3/15/2018 NA No	In House Labor Approval to Proceed Closed NA NA
4801812 East Arkansas Emergency Generators 3/20/2018 \$79,000.00 Lockeby & Associates, Inc.	Department of Correction Brickeys, AR 3/30/2018 NA Yes	In House Labor Approval to Proceed Closed NA 3/30/2018
4801813 Cummins Barracks 13 & 15, 92 Cell Doors 2/16/2018 \$190,921.56 In-House DOC	Department of Correction Grady, AR 3/2/2018 NA No	In House Labor Approval to Proceed Closed NA NA
4851802B ESCO Energy Upgrades Package 2 3/7/2018 \$7,442,360.00 Wittenberg, Delony & Davidson, Inc.	Department of Community Correction Multi, Arkansas 3/26/2018 NA No	ESCO/ADEQ-Energy Office Plan Review Submittal Closed NA NA
4851804 ACC Omega Programs Building 3/9/2018 \$334,000.00 Lockeby & Associates, Inc.	Department of Community Correction Malvern, AR 3/16/2018 3,000 Yes	Public Bid Approval to Bid Closed \$ 111.00 3/16/2018
5131801 Site Data Project 3/1/2018 \$375,000.00 Pettit & Pettit Consulting Engineers, Inc.	Arkansas School for the Deaf Little Rock, AR 3/30/2018 Na No	Public Bid Plan Review Submittal Closed NA NA

DBA Plan Review File #	Agency Name	Project Type
Project Title	Project Location	Review Type
Date Received	Date Completed	Current Status
Current Estimated Construction Cost	Building Area (sq ft)	Cost Per Square Foot
Design Firm Name	Floodplain Permit Required	Date Permit Approved
7101809 Admin Bldg. Lobby Renovations 3/6/2018 \$48,519.00 Morris & Associates	Department of Human Services Conway, HDC 3/9/2018 NA No	Public Bid Approval to Bid Closed NA NA
7101811 Pool Infill and Area Renovations 3/6/2018 \$35,000.00 Morris & Associates	Department of Human Services Warren, AR 4/11/2018 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
7101812 Paint and Trim Repairs 3/14/2018 \$91,919.00 Morris & Associates	Department of Human Services Warren, AR 4/5/2018 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
8751801 Renovations of Governors & Gowns 3/26/2018 \$420,000.00 Jameson Architects, PA	Department of Heritage-Old State House Little Rock, AR 3/30/2018 3,000 No	Public Bid Approval to Bid Closed \$ 140.00 NA
9001811 New Modular Residence Site Work 2/27/2018 \$36,161.00 Taylor Kempkes Architects, P.A.	Parks & Tourism Pettit Jean State Park 3/2/2018 NA No	Public Bid Approval to Bid Closed NA NA
9001815 Mountain Bike Trail 2/23/2018 \$704,665.75 Parks and Tourism In-House	Parks & Tourism Hobbs State Park 3/1/2018 NA No	Public Bid Approval to Proceed Closed NA NA
9001816 Window Replacements 3/2/2018 \$120,389.80 Borne' Firm Architects	Parks & Tourism Lake Dardanelle State Park 3/9/2018 10,527 No	Public Bid Approval to Bid Closed \$ 11.40 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
9001817 Sidewalk 3/6/2018 \$196,713.14 Pollution Management, Inc.	Parks & Tourism Cane Creek State Park 4/6/2018 10,125 No	Public Bid Plan Review Submittal Waiting for Responses \$ 19.14 NA
9001818 Site Improvements 3/19/2018 \$137,567.65 McClelland Engineering	Parks & Tourism Louisiana Purchase State Park 4/30/2018 18,000 Yes	Public Bid Plan Review Submittal Waiting for Responses \$ 7.64 Pending
9751812 RMTC Building 4630 LED Lighting 1/29/2018 \$105,975.00 Pack Engineering	Military Department Camp Robinson, North Little Rock, AR 3/20/2018 122,800 No	Public Bid Plan Review Submittal Closed \$ 1.15 NA
9751819 CMTC Building 2042 Renovation 1/18/2018 \$94,283.00 Benchmark Group	Military Department Fort Chaffee, AR 3/14/2018 9,171 No	Public Bid Plan Review Submittal Waiting for Responses \$ 10.31 NA
9751832 PEC Fire Alarm Upgrade 1/19/2018 \$150,008.00 Stuck Associates (Jonesboro)	Military Department Camp Robinson, North Little Rock, AR 3/7/2018 63,409 No	Public Bid Plan Review Submittal Closed \$ 2.37 NA

Public School Accessibility Reviews

April 2018

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5001823	New Junior Academy School Approval to Proceed	2/26/2018	3/2/2018	Hot Springs Schools Closed
5001824	Athletic Complex Other Approval to Proceed	2/23/2018 3/5/2018	3/6/2018 3/6/2018	Berryville Schools Closed Closed
5001828	New Bus Garage Approval to Proceed	2/26/2018	3/7/2018	Nashville Schools Closed
5001829	New High School Plan Review Submittal Approval to Bid	2/22/2018 3/15/2018	3/7/2018 3/20/2018	Lamar School District Closed Closed
5001830	New Baseball Field Approval to Proceed	2/27/2018	3/7/2018	Benton Schools Closed
5001831	New Vo-Ag Building Approval to Proceed	2/27/2018	3/14/2018	Nashville Schools Closed
5001832	High School Football & Track Facilities Approval to Proceed	3/1/2018	4/6/2018	Farmington Schools Closed