



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:** May 2018 Monthly Report

**DATE:** June 8, 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 May 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  
May, 2018***

***I. Real Estate Services***

***NEW LEASES:***

***Lease Number*** P3093                      ***Start Date*** 3/1/2018    ***End Date*** 2/28/2023  
***Lessee Name*** Arkansas Agriculture Department - Arkansas Forestry Commission  
***Property Name*** 1.5 Acres of Land  
***Address*** Lots 8-12 in Block 6  
***City*** Kingsland                              ***County Name*** Cleveland  
***Sq Ft*** 0                      ***RateSF*** \$0.00                      ***Annual Rent*** \$600  
***Lessor Name*** Kingsland Assembly of God, Inc.                      ***Principal*** James Burton Crain  
***Comments:*** New five (5) year Land Lease for Arkansas Forestry Commission in Kingsland/Cleveland County.

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***Lease Number*** P3094                      ***Start Date*** 4/1/2018    ***End Date*** 3/31/2019  
***Lessee Name*** UAMS- IOA Ctr on Aging and Schmeiding Home Caregiver  
***Property Name*** Terry Mini Storage  
***Address*** 8508 Dollarway Road  
***City*** White Hall                              ***County Name*** Jefferson  
***Sq Ft*** 100                      ***RateSF*** \$4.56                      ***Annual Rent*** \$456  
***Lessor Name*** Greg Terry D/B/A Terry Mini Storage                      ***Principal*** N/A  
***Comments:*** New one (1) year storage lease for UAMS in White Hall/Jefferson County.

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***Lease Number*** P3095                      ***Start Date*** 6/1/2018    ***End Date*** 5/31/2020  
***Lessee Name*** College of the Ouachitas  
***Property Name***  
***Address*** 1103 North Park Drive  
***City*** Malvern                              ***County Name*** Hot Spring  
***Sq Ft*** 2,000                      ***RateSF*** \$6.03                      ***Annual Rent*** \$12,066  
***Lessor Name*** College of the Ouachitas Foundation                      ***Principal*** Don Walsh  
***Comments:*** New two (2) year lease between College of the Ouachitas and it's Foundation in Malvern/Hot Spring County.

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**NEW LEASES:**

**Lease Number** P3097                      **Start Date** 7/1/2018    **End Date** 6/30/2023

**Lessee Name** DFA - Revenue Division - Office of Driver Services

**Property Name**

**Address** 906 Airport Road

**City** Hot Springs                      **County Name** Garland

**Sq Ft** 1,000    **RateSF** \$12.03    **Annual Rent** \$12,030

**Lessor Name** Mark Scrivner                      **Principal** Mark Scrivner

**Comments:** New five (5) year lease for Driver Services in Hot Springs.

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**LEASE RENEWALS:**

*Lease Number* N9082                      *Start Date* 6/1/2018    *End Date* 5/31/2019  
*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 renewal from 6-1-18 to 5-31-19.

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*Lease Number* N9182                      *Start Date* 3/1/2018    *End Date* 2/29/2020  
*Lessee Name* Wallace Brown and/or Matthew Johnson  
*Address* Conway Human Development Center  
*City* Conway                                      *County Name* Faulkner  
*Sq Ft*                                      *RateSF*                                      *Annual Rent* \$2,000.00  
*Lessor Name* DHS - Developmental Disabilities Services    *Principal* N/A  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* N9354                      *Start Date* 7/1/2018    *End Date* 6/30/2020  
*Lessee Name* South Arkansas Developmental Center for Children and Families, Inc.  
*Address* 421 West Wesson Street  
*City* El Dorado                                      *County Name* Union  
*Sq Ft* 1,791    *RateSF* \$1.68    *Annual Rent* \$3,000.00  
*Lessor Name* South Arkansas Community College                      *Principal* N/A  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* N9358                      *Start Date* 9/1/2018    *End Date* 6/30/2019  
*Lessee Name* The Cobblestone Project  
*Address* 801 SE 8th Street  
*City* Bentonville                                      *County Name* Benton  
*Sq Ft*                                      *RateSF*                                      *Annual Rent* \$1.00  
*Lessor Name* Northwest Arkansas Community College Dis    *Principal* N/A  
*Comments:* Ten (10) month Public Advantage sublease renewal between NWACC and partner with no other changes.

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**LEASE RENEWALS:**

*Lease Number* P2187                      *Start Date* 9/1/2018    *End Date* 8/31/2021  
*Lessee Name* Arkansas Department of Environmental Quality  
*Address* 3286 West Hillsboro Street  
*City* El Dorado                                      *County Name* Union  
*Sq Ft* 1,668    *RateSF* \$10.00    *Annual Rent* \$16,680.00  
*Lessor Name* William R. Gaunt                                      *Principal* N/A  
*Comments:* Three (3) year lease renewal with agency relocating from Suite E to Suite B within same property complex. Agency reducing square footage and rent per square foot

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*Lease Number* P2298                      *Start Date* 7/1/2018    *End Date* 6/30/2019  
*Lessee Name* UAMS - Department of Pediatrics - Schmieding Developmental Center  
*Address* 632 East Henri de Tonti Boulevard  
*City* Springdale                                      *County Name* Washington  
*Sq Ft*                      *RateSF*                      *Annual Rent* \$1,260.00  
*Lessor Name* Phillip and Melinda Gilbey                                      *Principal* Phillip Gilbey  
*Comments:* One (1) year Lease Renewal with no other changes.

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*Lease Number* P2315                      *Start Date* 7/1/2018    *End Date* 6/30/2019  
*Lessee Name* UAMS - Regional Programs - UAMS South Central  
*Address* 3009 South Olive Street  
*City* Pine Bluff                                      *County Name* Jefferson  
*Sq Ft* 200    *RateSF* \$3.90    *Annual Rent* \$780.00  
*Lessor Name* Jerry Pennington d/b/a Olive Street Mini Stor    *Principal* Jerry Pennington  
*Comments:* One (1) year lease renewal with no other changes.

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*Lease Number* P2325                      *Start Date* 7/1/2018    *End Date* 6/30/2023  
*Lessee Name* Arkansas Department of Community Correction  
*Address* 2801 Olive Street  
*City* Pine Bluff                                      *County Name* Jefferson  
*Sq Ft* 16,953    *RateSF* \$9.27    *Annual Rent* \$157,154.28  
*Lessor Name* ACH Pine Bluff, LLC                                      *Principal* Michael Albanese  
*Comments:* Five (5) year lease renewal with 1,000 square foot expansion and three percent (3.00%) rent increase flat for five (5) year term.

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**LEASE RENEWALS:**

*Lease Number* P2334                      *Start Date* 1/1/2019    *End Date* 12/31/2020  
*Lessee Name* DHS - County Operations  
*Address* 4252 Frontage Road  
*City* Fayetteville                              *County Name* Washington  
*Sq Ft* 4,500    *RateSF* \$11.25    *Annual Rent* \$50,625.00  
*Lessor Name* Gloria D. Gray                              *Principal* Gloria D. Gray  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P2343                      *Start Date* 12/1/2017    *End Date* 11/30/2020  
*Lessee Name* Arkansas Department of Workforce Services  
*Address* 1735 East Sullenberger Avenue  
*City* Malvern                                      *County Name* Hot Spring  
*Sq Ft* 2,230    *RateSF* \$6.82    *Annual Rent* \$15,208.56  
*Lessor Name* Central Arkansas Development Council                              *Principal* Larry Cogburn  
*Comments:* Three (3) year lease renewal with no other changes.

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*Lease Number* P2353                      *Start Date* 10/1/2017    *End Date* 9/30/2027  
*Lessee Name* UAMS - Regional Programs - Southwest  
*Address* SE Corner of Highway 49 and 242  
*City* Helena    *County Name* Phillips  
*Sq Ft* 31,162    *RateSF* \$10.78    *Annual Rent* \$425,673.36  
*Lessor Name* Helena Health Foundation                              *Principal* Dr. P. Vasudevan  
*Comments:* Lease Amendment to reflect a ten (10) year extension for UAMS in Helena. Lessor completed improvements of approximately \$732,448.

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*Lease Number* P2451                      *Start Date* 11/1/2018    *End Date* 10/31/2020  
*Lessee Name* DFA - Revenue Division  
*Address* 3159 Springdale Avenue  
*City* Springdale                                      *County Name* Washington  
*Sq Ft* 8,000    *RateSF* \$18.66    *Annual Rent* \$149,246.40  
*Lessor Name* Springdale Revenue, LLC                              *Principal* Andy P. Davis  
*Comments:* Two (2) year lease renewal with no additional changes.

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**LEASE RENEWALS:**

*Lease Number* P2558                      *Start Date* 5/1/2018      *End Date* 4/30/2023  
*Lessee Name* UAMS - Department of Pediatrics - Kids First  
*Address* 301 West Calhoun Road  
*City* Magnolia                                      *County Name* Columbia  
*Sq Ft* 8,240      *RateSF* \$16.50      *Annual Rent* \$135,960.00  
*Lessor Name* J. R. Young                                      *Principal* N/A  
*Comments:* Five (5) year lease renewal with Lessor performing improvements (please refer to 10(h) of Lease for improvement list).

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*Lease Number* P2607                      *Start Date* 12/1/2018      *End Date* 11/30/2019  
*Lessee Name* UAMS - College of Medicine - Center for Distance Health  
*Address* 4316 West Markham Street  
*City* Little Rock                                      *County Name* Pulaski  
*Sq Ft* 2,400      *RateSF* \$12.00      *Annual Rent* \$28,800.00  
*Lessor Name* Paul McCormack and Linda McCormack      *Principal* Paul & Linda McCormack  
*Comments:* One (1) year lease renewal with no other changes.

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*Lease Number* P2611                      *Start Date* 10/1/2018      *End Date* 9/30/2019  
*Lessee Name* Arkansas Department of Community Correction  
*Address* 1007 West Main Street  
*City* Walnut Ridge                                      *County Name* Lawrence  
*Sq Ft* 1,800      *RateSF* \$6.97      *Annual Rent* \$12,546.00  
*Lessor Name* Danny F. Gibson and Sue J. Gibson                                      *Principal* Danny F. Gibson  
*Comments:* One (1) year lease renewal with no other changes.

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*Lease Number* P2741                      *Start Date* 10/1/2018      *End Date* 9/30/2019  
*Lessee Name* UAMS - Donald W. Reynolds Institute on Aging - AAI - NCOA  
*Address* 2813 Forest Home Road  
*City* Jonesboro                                      *County Name* Craighead  
*Sq Ft* 2,780      *RateSF* \$13.10      *Annual Rent* \$36,424.44  
*Lessor Name* St. Bernard's Hospital, Inc. d/b/a St. Bernard      *Principal* Chris Barber  
*Comments:* One (1) year lease renewal with no other changes.

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**LEASE RENEWALS:**

*Lease Number* P2789                      *Start Date* 4/1/2018    *End Date* 3/31/2020  
*Lessee Name* Arkansas Department of Workforce Services  
*Address* 819 Newman Drive  
*City* Helena                                      *County Name* Phillips  
*Sq Ft* 7,500    *RateSF* \$11.00    *Annual Rent* \$82,500.00  
*Lessor Name* Andre Morgan, LLC                                      *Principal* Harry Michel  
*Comments:* Two (2) year lease renewal with lease rate reduction from \$12.00/sf to \$11.00/sf.

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*Lease Number* P2815                      *Start Date* 1/1/2019    *End Date* 12/31/2019  
*Lessee Name* Arkansas Insurance Department - Criminal Investigation Division  
*Address* 1500 West 3rd Street  
*City* Little Rock                                      *County Name* Pulaski  
*Sq Ft* 6,135    *RateSF* \$16.69    *Annual Rent* \$102,420.36  
*Lessor Name* Arkansas Teacher Retirement System                                      *Principal* ATRS  
*Comments:* One (1) year lease renewal with no other changes.

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*Lease Number* P2832                      *Start Date* 1/1/2019    *End Date* 12/31/2019  
*Lessee Name* UAMS - Myeloma Institute for Research and Therapy  
*Address* 3200 Shackelford Road  
*City* Little Rock                                      *County Name* Pulaski  
*Sq Ft* 200    *RateSF* \$7.50    *Annual Rent* \$1,500.00  
*Lessor Name* Exhibit Designs, Incorporated                                      *Principal* Michael W. McCormac  
*Comments:* One (1) year lease renewal with no other changes.

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*Lease Number* P2883                      *Start Date* 7/1/2018    *End Date* 12/31/2018  
*Lessee Name* Arkansas Department of Information Systems  
*Address* 425 West Capitol Avenue  
*City* Little Rock                                      *County Name* Pulaski  
*Sq Ft* 19,157    *RateSF* \$15.33    *Annual Rent* \$313,217.04  
*Lessor Name* CADC - 1, LLC                                      *Principal* Hank Kelley  
*Comments:* Six (6) month lease renewal with no other changes.

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**LEASE RENEWALS:**

*Lease Number* P2902                      *Start Date* 12/1/2018    *End Date* 11/30/2020  
*Lessee Name* University of Arkansas Cooperative Extension Service - Division of Agricultur  
*Address* 1420 Campground Road  
*City* Cabot    *County Name* Lonoke  
*Sq Ft* 300    *RateSF* \$4.44    *Annual Rent* \$1,332.00  
*Lessor Name* Tango Properties, CGR LLC                      *Principal* Tanner Robinson  
*Comments:* Two (2) year Lease Renewal with rent increase of \$12.00 per month.

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*Lease Number* P6005                      *Start Date* 1/1/2019    *End Date* 12/31/2020  
*Lessee Name* DFA - Revenue Division  
*Address* 151 South Second Street  
*City* Piggott    *County Name* Clay  
*Sq Ft* 440    *RateSF* \$11.13    *Annual Rent* \$4,896.00  
*Lessor Name* Clay County, Arkansas                      *Principal* N/A  
*Comments:* Two (2) year lease renewal with two percent (2.00%) increase in rent.

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*Lease Number* P6006                      *Start Date* 1/1/2019    *End Date* 12/31/2020  
*Lessee Name* DFA - Revenue Division  
*Address* 800 West Second Street  
*City* Corning    *County Name* Clay  
*Sq Ft* 420    *RateSF* \$11.65    *Annual Rent* \$4,896.00  
*Lessor Name* Clay County, Arkansas                      *Principal* N/A  
*Comments:* Two (2) year lease renewal with two percent (2.00%) increase in rent.

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*Lease Number* P6328                      *Start Date* 1/1/2019    *End Date* 12/31/2020  
*Lessee Name* DFA - Revenue Division  
*Address* 135 Jackson Street  
*City* Camden    *County Name* Ouachita  
*Sq Ft* 1,718    *RateSF* \$8.72    *Annual Rent* \$14,980.92  
*Lessor Name* Nance Investments, LLC                      *Principal* Misty Nance  
*Comments:* Two (2) year lease renewal with no additional changes.

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**LEASE RENEWALS:**

*Lease Number* P6448                      *Start Date* 1/1/2019      *End Date* 12/31/2019  
*Lessee Name* Arkansas Department of Workforce Services  
*Address* 23 Sherwood Plaza  
*City* Clarksville                              *County Name* Johnson  
*Sq Ft* 700      *RateSF* \$6.86      *Annual Rent* \$4,800.00  
*Lessor Name* Cogan Family Trust                              *Principal* Tom Cogan  
*Comments:* One (1) year lease renewal with no other changes.

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*Lease Number* P9416                      *Start Date* 11/1/2018      *End Date* 10/31/2020  
*Lessee Name* Arkansas Agriculture Department - Arkansas Forestry Commission  
*Address* 205 North 4th Street  
*City* Ozark                                      *County Name* Franklin  
*Sq Ft* 1,290      *RateSF* \$3.30      *Annual Rent* \$4,260.00  
*Lessor Name* Edward M. Mayo                              *Principal* Edward M. Mayo  
*Comments:* Two (2) year lease renewal with no additional changes.

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*Lease Number* P9419                      *Start Date* 10/1/2018      *End Date* 9/30/2028  
*Lessee Name* Arkansas Agriculture Department - Arkansas Forestry Commission  
*Address* Sect. 10 Township 7 N Range 20 West  
*City* Harrison                                      *County Name* Boone  
*Sq Ft*                                      *RateSF*                              *Annual Rent* \$1.00  
*Lessor Name* City of Harrison, Arkansas                              *Principal* N/A  
*Comments:* Ten (10) year lease renewal with no other changes.

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*Lease Number* P9563                      *Start Date* 9/1/2018      *End Date* 8/31/2020  
*Lessee Name* DHS - County Operations  
*Address* 170 North 2nd Street  
*City* Piggott                                      *County Name* Clay  
*Sq Ft* 8,854      *RateSF* \$8.34      *Annual Rent* \$73,831.56  
*Lessor Name* Don and Janet Roeder Revocable Trust                              *Principal* Don Roeder  
*Comments:* Two (2) year lease renewal with no other changes.

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**LEASE RENEWALS:**

*Lease Number* P9632                      *Start Date* 12/1/2018    *End Date* 11/30/2020  
*Lessee Name* DFA - Revenue Division  
*Address* 527 Highway 65 and 82 South  
*City* Lake Village                              *County Name* Chicot  
*Sq Ft* 1,500    *RateSF* \$11.33    *Annual Rent* \$16,995.00  
*Lessor Name* Chicot County, Arkansas                      *Principal* N/A  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P9667                      *Start Date* 1/1/2019    *End Date* 12/31/2019  
*Lessee Name* Arkansas Insurance Department  
*Address* 1200 West 3rd Street  
*City* Little Rock                              *County Name* Pulaski  
*Sq Ft* 59,780    *RateSF* \$16.70    *Annual Rent* \$998,355.84  
*Lessor Name* Arkansas Teacher Retirement System                      *Principal* N/A  
*Comments:* One (1) year lease renewal with no other changes.

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*Lease Number* P9728                      *Start Date* 3/1/2018    *End Date* 2/28/2019  
*Lessee Name* UAMS - College of Medicine - Arkansas Genetics Program  
*Address* 1401 Murphy Drive  
*City* Maumelle                              *County Name* Pulaski  
*Sq Ft* 260    *RateSF* \$4.62    *Annual Rent* \$1,200.00  
*Lessor Name* Vital Records Control of Arkansas, Inc.                      *Principal* Danny Palo  
*Comments:* One (1) year lease renewal with no other changes.

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*Lease Number* P9784                      *Start Date* 1/1/2019    *End Date* 12/31/2020  
*Lessee Name* DFA - Revenue Division  
*Address* 615 Clay Street  
*City* Arkadelphia                              *County Name* Clark  
*Sq Ft* 2,014    *RateSF* \$9.43    *Annual Rent* \$19,001.28  
*Lessor Name* William G. Wright                              *Principal* William G. Wright  
*Comments:* Two (2) year lease renewal with no other changes.

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**LEASE RENEWALS:**

*Lease Number* P9797                      *Start Date* 12/1/2018    *End Date* 11/30/2020  
*Lessee Name* Arkansas Judicial Discipline and Disability Commission  
*Address* 1401 Murphy Drive  
*City* Maumelle                                      *County Name* Pulaski  
*Sq Ft* 465    *RateSF* \$3.74    *Annual Rent* \$1,740.00  
*Lessor Name* Vital Records Control of Arkansas, Inc.                      *Principal* Danny Palo  
*Comments:* Two (2) year lease renewal with increase in cubic feet and subsequent increase in rent.

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*Lease Number* P9966                      *Start Date* 6/1/2018    *End Date* 5/31/2019  
*Lessee Name* UAMS - Pulmonary and Critical Care Medicine  
*Address* 1401 Murphy Drive  
*City* Maumelle                                      *County Name* Pulaski  
*Sq Ft* 340    *RateSF* \$4.24    *Annual Rent* \$1,440.00  
*Lessor Name* Vital Records Control of Arkansas, Inc.                      *Principal* Danny Palo  
*Comments:* One (1) year lease renewal with no other changes.

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*Lease Number* P9979                      *Start Date* 4/1/2018    *End Date* 3/31/2020  
*Lessee Name* Arkansas Department of Workforce Services  
*Address* 1500 Museum Road  
*City* Conway    *County Name* Faulkner  
*Sq Ft* 7,150    *RateSF* \$9.46    *Annual Rent* \$67,606.20  
*Lessor Name* ARCARE    *Principal* N/A  
*Comments:* Two (2) year lease renewal with two percent (2.00%) rent increase.

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*Lease Number* S8028                      *Start Date* 7/1/2018    *End Date* 6/30/2019  
*Lessee Name* Arkansas Department of Correction  
*Address* Northeastern Aread of Arkansas Health Center on Creek Road  
*City* Benton    *County Name* Saline  
*Sq Ft* 140,246    *RateSF* \$0.78    *Annual Rent* \$109,522.00  
*Lessor Name* DHS - Division of Aging, Adult, and Behavior                      *Principal* N/A  
*Comments:* One (1) year Agency-to-Agency lease renewal with correction of Lessor name.

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**LEASE RENEWALS:**

*Lease Number* S8360                      *Start Date* 1/1/2018    *End Date* 12/31/2019  
*Lessee Name* Arkansas Department of Correction  
*Address* 300 East 5th Street  
*City* Texarkana                                      *County Name* Miller  
*Sq Ft* 29,000    *RateSF*                                      *Annual Rent* \$1.00  
*Lessor Name* Arkansas Department of Community Correct *Principal* N/A  
*Comments:* Two (2) year Public Advantage lease renewal between state agencies.

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*Lease Number* S8416                      *Start Date* 1/1/2019    *End Date* 12/31/2021  
*Lessee Name* Arkansas Department of Workforce Services  
*Address* 7648 Victory Boulevard  
*City* Newport    *County Name* Jackson  
*Sq Ft* 2,685    *RateSF* \$10.00    *Annual Rent* \$26,850.00  
*Lessor Name* Arkansas State University - Newport                      *Principal* N/A  
*Comments:* Three (3) year lease renewal with no other changes.

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*Lease Number* S8494                      *Start Date* 7/1/2018    *End Date* 6/30/2020  
*Lessee Name* ADCE - Division of Rehabilitation Services  
*Address* 104 Harvey Couch Boulevard  
*City* Magnolia    *County Name* Columbia  
*Sq Ft* 93    *RateSF* \$0.00    *Annual Rent* \$1.00  
*Lessor Name* Arkansas Department of Workforce Service *Principal* N/A  
*Comments:* Two (2) year Sublease renewal with change of rent to be \$1.00 per annum.

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**LEASE CHANGES:**

*Lease Number* P2260                      *Start Date* 5/1/2018    *End Date* 12/31/2022  
*Lessee Name* DFA - Revenue Division  
*Address* 105 South Rochester Street  
*City* Russellville                      *County Name* Pope  
*Sq Ft* 4840                      *RateSF* \$10.49  
*Lessor Name* Cogswell Properties, LLC                      *Principal* Rufus E. Wolff  
*Comments:* Change Amendment to reflect change in Lessor Address.

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*Lease Number* P2302                      *Start Date* 12/27/2017    *End Date* 3/31/2020  
*Lessee Name* DFA - Revenue Division  
*Address* 4556 North Highway 7  
*City* Hot Springs Village                      *County Name* Garland  
*Sq Ft* 1600                      *RateSF* \$15.00  
*Lessor Name* Core EP Village Plaza LP                      *Principal* Drew Angel  
*Comments:* Change Amendment to reflect new Lessor and Lessor Address effective as of 12-27-17.

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*Lease Number* P2828                      *Start Date* 3/26/2018    *End Date* 2/29/2020  
*Lessee Name* Arkansas Department of Community Correction  
*Address* 911 Main Street  
*City* Arkadelphia                      *County Name* Clark  
*Sq Ft* 2560                      *RateSF* \$7.58  
*Lessor Name* Craft Properties LLC                      *Principal* Donald & Candace Kraf  
*Comments:* Change Amendment to reflect new Lessor and Lessor address.

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*Lease Number* P9764                      *Start Date* 3/21/2018    *End Date* 1/31/2020  
*Lessee Name* Arkansas Department of Community Correction  
*Address* 309 Highway 425 South  
*City* Monticello                      *County Name* Drew  
*Sq Ft* 4200                      *RateSF* \$7.96  
*Lessor Name* Newman Rental Company, LLC                      *Principal* Dale A. Newman  
*Comments:* Change Amendment to reflect change of Lessor and Lessor address.

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**LEASE CANCELLATIONS:**

*Lease Number* N9327  
*Lessee Name* Quapaw House, Inc.  
*Address* 4601 West 7th  
*City* Little Rock *County Name* Pulaski  
*Lessor Name* Department of Human Services - Division of Behavioral Health  
*Comments:* Lease expired effective 4-30-15.

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*Lease Number* P2106  
*Lessee Name* Arkansas State Plant Board  
*Address* 100 Tammy Lane  
*City* Beebe *County Name* White  
*Lessor Name* GANA Nayak, LLC., d/b/a Days Inn RV Park and Storage  
*Comments:* Agency letting lease expire 05/31/18 with no further obligation by either party.

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*Lease Number* P2242  
*Lessee Name* UAMS - Regional Programs - Delta  
*Address* 200 Tyler  
*City* West Memphis *County Name* Crittenden  
*Lessor Name* Crittenden Regional Hospital  
*Comments:* Lease terminated effective 6-30-13.

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*Lease Number* P2300  
*Lessee Name* Arkansas Northeastern College - Allied Health Programs  
*Address* 900 West Kingshighway  
*City* Paragould *County Name* Greene  
*Lessor Name* AR Methodist Hospital Corporation  
*Comments:* Agency letting lease expire effective 5-31-18 (lease was extended an extra thirty (30) days to allow agency extra time to move out).

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***LEASE CANCELLATIONS:***

***Lease Number*** P9707

***Lessee Name*** UAMS - Treasurer's Office

***Address*** 620 President Clinton Avenue

***City*** Little Rock ***County Name*** Pulaski

***Lessor Name*** Lawrence D. Jacimore d/b/a Data File Storage

***Comments:*** Lessor and Lessee agree to terminate this storage lease early (effective 4-30-18).

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## II. Construction Section

### Contracts:

Current Projects under Contract:	100		
Value of Current Projects:		\$	81,239,822.32
New Contracts:	8		
(See attached New Contract report)			
Value of New Contracts:		\$	2,191,143.00
Change Orders approved:	15		
(See attached Change Order report)			
Change Order Increase:		\$	173,916.91
Change Order Decrease:		-\$	1,347.81
Projects Completed:	12		
Value of Completed Projects:		\$	3,222,264.10

### Bid Process and Openings:

Projects in the Bid Process	33
Bid Openings:	
(See attached Bid Opening Report)	7
Emergency Bid:	1
Rebid Projects:	2
Projects Within Budget:	6
Project Over Budget	1

### Project Observations:

Field Inspections Conducted:	46
Final Inspections Conducted	6

## 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>4851803</b>	<b>Department of Community Correction</b>	\$305,000.00
East Central ACC Office Roof Repair		\$389,659.00
5 /31/2018	Lockeby & Associates, Inc.	Design / Bid / Build
2:00:00 PM	Delta Roofing & Sheet Metal	
<b>5131801</b>	<b>School for the Deaf</b>	\$375,000.00
ASD Site Data Project		\$245,146.00
5 /9 /2018	Pettit & Pettit Consulting Engineers, Inc.	Design / Bid / Build
2:00:00 PM	Advanced Cabling Systems, LLC	
<b>8651801</b>	<b>Department of Arkansas Heritage Central Administration</b>	\$480,000.00
2018 Improvements for 906 Broadway in Little Rock		\$528,129.00
5 /8 /2018	JAMESON Architects P.A.	Design / Bid / Build
2:30:00 PM	Austin Construction, Inc	
<b>9001810</b>	<b>Arkansas Department of Parks and Tourism</b>	\$626,000.00
Replacement of Boat Dock C Degray Lake SP		\$581,000.00
5 /10/2018	McClelland Consulting Engineers, Inc.	Design / Bid / Build
2:00:00 PM	Larry Diggs Construction Company, Inc.	
<b>9001812</b>	<b>Arkansas Department of Parks and Tourism</b>	\$750,000.00
Lodge Ventilation Improvements at DeGray Lake SP		\$865,500.00
5 /8 /2018	Taylor-Kempkes Architects	Design / Bid / Build
2:00:00 PM	Jones Consulting, Inc.	
<b>9001820</b>	<b>Arkansas Department of Parks and Tourism</b>	\$145,000.00
Lodge Chiller Replacement at Mount Magazine SP		\$96,977.00
5 /24/2018	Energy Engineering Consultants	Emergency
2:00:00 PM	Comfort Systems USA (Arkansas), Inc.	
<b>9751814</b>	<b>Military Department of Arkansas</b>	\$90,000.00
RMTC Youth Challenge Generator		\$43,380.00
5 /2 /2018	Pack Engineering	Design / Bid / Build
2:00:00 PM	CCI of Arkansas, Inc.	

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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>

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**Arkansas Department of Parks and Tourism**

9001809	Marina Boat Dock B and C Replacement Lake Quachit	\$956,767.00
5 /10/2018	McClelland Consulting Engineers, Inc. Larry Diggs Construction Company, Inc.	

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9001816	Windows Replacement at Lake Dardanelle State Park	\$90,000.00
5 /10/2018	Borne Firm Architects, P.A. Dixon Contracting, Inc.	

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**Department of Arkansas Heritage - The Old State House Museum**

8751801	Renovation of Gallery 211 FL Gowns Exhibit	\$296,000.00
5 /3 /2018	JAMESON Architects P.A. Hydco, Inc.	

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**Department of Community Correction**

4851804	OMEGA Programs Building	\$293,575.00
5 /3 /2018	Lockeby & Associates, Inc. Moser Construction, LLC	

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**Department of Human Services**

7101808	Re- Roof Various Buildings, Conway HDC	\$304,514.00
5 /4 /2018	Morris and Associates Architects, Environmental Co RB Trumble Construction, LLC	

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7101809	Administration Bldg. Lobby Renovations CHDC	\$77,000.00
5 /10/2018	Morris and Associates Architects, Environmental Co Shields & Associates, Inc.	

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7101810	Windows Replacement at Various Buildings	\$129,907.00
5 /29/2018	Morris and Associates Architects, Environmental Co Staley Glass Company, Inc.	

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**Military Department of Arkansas**

9751814	RMTC Youth Challenge Generator	\$43,380.00
5 /17/2018	Pack Engineering CCI of Arkansas, Inc.	

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### Change Order Summary

<b>7101802</b>	<b>Department of Human Services</b>		Lockeby & Associates, Inc.		
Installation of Maintenance Building Generator					
Lock-Wood Electric, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /2 /2018	1	Substitution / Alternative Method	\$1,420.00	\$0.00	0
<b>9001513</b>	<b>Arkansas Department of Parks and Tourism</b>		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>
5 /24/2018	3	Unforeseen Condition	\$57,360.98	\$0.00	0
5 /24/2018	3	Time Extension	\$0.00	\$0.00	46
<b>9001621</b>	<b>Arkansas Department of Parks and Tourism</b>		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>
5 /3 /2018	3	Owner Requested	\$10,985.06	\$0.00	0
5 /3 /2018	3	Unforeseen Condition	\$11,629.28	\$0.00	0
5 /3 /2018	3	Time Extension	\$0.00	\$0.00	80
<b>9001706</b>	<b>Arkansas Department of Parks and Tourism</b>		Witsell Evans Rasco Architects / Planners		
Café Renovation @ Devil's Den State Park					
Pick-It 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>
5 /29/2018	3	Time Extension	\$0.00	\$0.00	4
5 /29/2018	3	Unforeseen Condition	\$3,862.11	\$0.00	0
<b>9001711</b>	<b>Arkansas Department of Parks and Tourism</b>		Allison Architects		
New Maint. Bldg., Flammable Storage & Pump Jack Re					
Diversified Construction & Design, LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /31/2018	3	Time Extension	\$0.00	\$0.00	5
5 /31/2018	3	Owner Requested	\$0.00	(\$1,347.81)	0

<b>9001716</b>	<b>Arkansas Department of Parks and Tourism</b>		<b>Taylor-Kempkes Architects</b>		
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>
5 /3 /2018	6	Time Extension	\$0.00	\$0.00	5
5 /3 /2018	6	Item Not Shown Or Specified	\$4,001.55	\$0.00	0
5 /3 /2018	6	Owner Requested	\$486.45	\$0.00	0
<b>9001724</b>	<b>Arkansas Department of Parks and Tourism</b>		<b>Department of Parks &amp; Tourism, In-House</b>		
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>
5 /15/2018	2	Time Extension	\$0.00	\$0.00	15
<b>9601703</b>	<b>Arkansas State Police</b>		<b>Wittenberg Delony &amp; Davidson Architects</b>		
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>
5 /24/2018	4	Owner Requested	\$6,160.51	\$0.00	0
5 /24/2018	4	Item Not Shown Or Specified	\$505.21	\$0.00	0
5 /24/2018	4	Time Extension	\$0.00	\$0.00	5
<b>9751640</b>	<b>Military Department of Arkansas</b>		<b>Robert M Schelle Architect</b>		
PEC Independence Hall Renovation, Ph.II Brister Construction, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /2 /2018	1	Owner Requested	\$29,719.15	\$0.00	0
5 /2 /2018	1	Unforeseen Condition	\$4,850.23	\$0.00	0
<b>9751649</b>	<b>Military Department of Arkansas</b>		<b>Benchmark Group</b>		
CMTC Barracks Group 16, 1610-1611 @ 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>
5 /29/2018	2	Time Extension	\$18,374.92	\$0.00	71
5 /29/2018	3	Owner Requested	\$4,631.37	\$0.00	0
5 /29/2018	4	Unforeseen Condition	\$2,237.56	\$0.00	0

<b>9751719 Military Department of Arkansas</b>			E-Squared Architecture & Interior Design, P.A.		
CMTC Bldg. 1483 BN HQ 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>
5 /16/2018	2	Unforeseen Condition	\$1,312.50	\$0.00	0
5 /16/2018	3	Unforeseen Condition	\$3,069.00	\$0.00	0
5 /16/2018	3	Owner Requested	\$1,319.00	\$0.00	0
<b>9751737 Military Department of Arkansas</b>			Lockeby & Associates, Inc.		
RMTC Building 9305 Cold Storage					
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>
5 /23/2018	1	Unforeseen Condition	\$11,992.03	\$0.00	0

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>
4801814 EARU Max Precast Rec Pens 4/3/2018 \$974,000.00 Lockeby & Associates, Inc.	Department of Correction Brickeys, AR 5/8/2018 10,625	In House Labor Plan Review Submittal Waiting for Responses \$ 92.00
4801815 ADC Industries Warehouse Roof 5/16/2018 \$157,000.00 Lockeby & Associates, Inc.	Department of Correction Little Rock, AR 5/18/2018 17,000 No	Emergency Bid Approval to Bid Closed \$ 9.00 NA
4801816 New Dog Kennel for ORCU 4/27/2018 \$48,000.00 In-House DOC	Department of Correction Malvern, AR 5/9/2018 3,024 Yes	In House Labor Plan Review Submittal Waiting for Responses \$ 15.87 Pending
4851803 East Central Office Roof Repair 5/8/2018 \$305,000.00 Lockeby & Associates, Inc.	Department of Community Correction West Memphis, AR 5/9/2018 20,200 No	Emergency Bid Re-bid Closed \$ 15.00 NA
7101811 Pool Infill and Area Renovations 5/8/2018 \$35,000.00 Morris & Associates	Department of Human Services Warren, AR 5/16/2018 NA No	Public Bid Approval to Bid Closed NA NA
7101813 Masonic Building Generator 5/11/2018 \$90,000.00 Lockeby & Associates, Inc.	Department of Human Services Booneville HDC 5/18/2018 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9001806 Maintenance Compound 5/17/2018 \$290,000.00 Stuck Associates (Jonesboro)	Parks & Tourism Powhatan Historic State Park 5/18/2018 2,360 No	Public Bid Approval to Bid Closed \$ 122.88 NA
9001813 Lake Bennett Emg. Watershed-Dam 4/19/2018 \$218,250.00 USDA Nat'l Resources Conservation	Parks & Tourism Woolly Hollow State Park 5/11/2018 NA Yes	Public Bid Other Waiting for Responses NA Pending

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
9001814 Courtesy Dock 4/19/2018 \$85,457.85 CEI Engineering Associates, Inc.	Parks & Tourism Lake Fort Smith State Park 5/7/2018 3,196 Yes	Public Bid Additional Review Comments Closed \$ 26.74 5/21/2018
9001819 Mt. Bike Trail Parking & Restroom 5/29/2018 \$267,411.00 CEI Engineering Associates, Inc.	Parks & Tourism Hobbs State Park NA No	Public Bid Approval to Bid Open for Review NA NA
9001820 Lodge Chiller Replacement 5/4/2018 \$132,988.00 Energy Engineering Consultants	Parks & Tourism Mount Magazine State Park 5/9/2018 NA No	Emergency Bid Approval to Bid Upgraded Closed NA NA
9001821 Lodge and Cabin Connection Trails 5/29/2018 \$343,278.50 CEI Engineering Associates, Inc.	Parks & Tourism Mount Magazine State Park NA No	Public Bid Approval to Bid Open for Review NA NA
9001822 Old Jail Bed and Breakfast 5/10/2018 \$263,506.73 WER Architects	Parks & Tourism Historic Washington State Park 5/17/2018 5,183 No	Public Bid Plan Review Submittal Waiting for Responses \$ 50.84 NA
9301707 Remedial Action at Baldwin Piano 5/23/2018 \$689,000.00 FTN Associates (Fayetteville Office)	Department of Environmental Quality Fayetteville, AR 5/31/2018 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9301801 Former Varnadore Coal Mine AML 5/24/2018 \$782,130.00 FTN Associates, Ltd.	Department of Environmental Quality Greenwood, AR NA No	Public Bid Other Open for Review NA NA
9601702 Multi-Purpose Training Facility 5/8/2018 \$135,000.00 H + N Architects, PLLC	Arkansas State Police Camp Robinson, North Little Rock, AR 5/9/2018 9,000 No	Public Bid 2nd Re-bid Closed \$ 15.00 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
9601802 Troop G Roof Replacement 5/3/2018 \$50,000.00 Terry Burruss Architects	Arkansas State Police Hope, AR 5/10/2018 11,711	Public Bid Plan Review Submittal Waiting for Responses \$ 2.34
9601803 New Troop B Headquarters 5/29/2018 \$3,047,267.00 Wittenberg, Delony & Davidson, Inc.	Arkansas State Police Newport, AR 10,795	Public Bid Plan Review Submittal Open for Review \$ 282.29
9751662 RMTC Range 22 Upgrade 4/4/2018 \$848,000.00 Development Consultants, Inc.	Military Department Camp Robinson, North Little Rock, AR 5/8/2018 NA No	Public Bid Approval to Bid Closed NA NA
9751717 CMTC Bridge 19 Repair 5/10/2018 \$311,000.00 Hawkins Weir	Military Department Fort Chaffee, AR 5/17/2018 NA Yes	Public Bid Approval to Bid Closed NA 5/8/2018
9751805 DeQueen Readiness Center Reroof 4/2/2018 \$216,000.00 Bond Consulting Engineers	Military Department DeQueen, AR 5/2/2018 10,914 Yes	Public Bid Plan Review Submittal Waiting for Responses \$ 19.79 Pending
9751820 CMTC Renovation of Building 1549 5/11/2018 \$638,000.00 Tim A. Risley and Associates	Military Department Fort Chaffee, AR 5/16/2018 19,457 No	Public Bid Approval to Bid Closed \$ 32.00 NA
9751832 PEC Fire Alarm Upgrade 4/23/2018 \$150,008.00 Stuck Associates (Jonesboro)	Military Department Camp Robinson, North Little Rock, AR 5/9/2018 63,409 No	Public Bid Approval to Bid Closed \$ 2.37 NA

## Public School Accessibility Reviews

May 2018

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5001810	High School Multi-Purpose Facility Approval to Proceed	5/11/2018	5/16/2018	Russellville Schools Closed
5001832	High School Football & Track Facilities Approval to Proceed	4/20/2018	5/8/2018	Farmington Schools Closed
5001836	Performing Arts Center Approval to Proceed	5/10/2018	5/16/2018	Pulaski County Special Schools Closed
5001837	Holly Grove Arena Approval to Proceed	5/8/2018	5/16/2018	Clarendon Schools Closed
5001838	New Concessions and Dressing Facility Approval to Proceed	5/25/2018	5/30/2018	Rivercrest Schools Closed
5001840	New Indoor Practice Facility Plan Review Submittal Approval to Proceed	4/25/2018 5/16/2018	5/1/2018 5/23/2018	Jacksonville North Pulaski Schools Closed Closed
5001841	High School P.E. Building Plan Review Submittal Approval to Proceed	5/4/2018 5/23/2018	5/18/2018 5/25/2018	Bryant Schools Closed Closed
5001842	New High School Plan Review Submittal	5/8/2018	5/16/2018	Berryville Schools Waiting for Responses
5001843	Melbourne Central Office Plan Review Submittal Approval to Proceed	5/10/2018 5/23/2018	5/16/2018 5/30/2018	Closed Closed
5001844	Vo-Ag and Safe Room Plan Review Submittal Approval to Proceed	5/8/2018 5/23/2018	5/17/2018 5/30/2018	Mountain Pine Schools Closed Closed
5001845	Multi Use Arena Plan Review Submittal Approval to Proceed	5/4/2018 5/30/2018	5/17/2018	Pulaski County Special Schools Closed Open for Review
5001846	New Gymnasium Plan Review Submittal Approval to Proceed	5/11/2018 5/25/2018	5/18/2018 5/29/2018	Blytheville Schools Closed Closed
5001847	New Freezer Storage Building Approval to Proceed	5/11/2018	5/17/2018	Siloam Springs Schools Closed
5001848	New High School Buildings Plan Review Submittal	5/29/2018		Magnolia Schools Open for Review
5001849	JHS Softball Field Improvements Plan Review Submittal	5/31/2018		Jonesboro Schools Open for Review