



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:** November 2017 Monthly Report

**DATE:** December 8, 2017

**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 November. 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***

***November, 2017***

### ***I. Real Estate Services***

#### ***NEW LEASES:***

***Lease Number*** N9354                      ***Start Date*** 7/1/2017    ***End Date*** 6/30/2018

***Lessee Name*** South Arkansas Developmental Center for Children and Families, Inc.

***Property Name***

***Address*** 421 West Wesson Street

***City*** El Dorado                      ***County Name*** Union

***Sq Ft*** 1,791    ***RateSF*** \$1.68    ***Annual Rent*** \$3,000

***Lessor Name*** South Arkansas Community College                      ***Principal*** N/A

***Comments:*** New one (1) year State to Private lease between South Arkansas Community College and partner.

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***Lease Number*** N9357                      ***Start Date*** 9/1/2017    ***End Date*** 8/31/2019

***Lessee Name*** Sigma Chapter of Tau Gamma Fraternity Alumni Association, Inc.

***Property Name*** Sigma Tau Gamma Fraternity House

***Address*** 440 Western Avenue

***City*** Conway                      ***County Name*** Faulkner

***Sq Ft***                      ***RateSF***                      ***Annual Rent*** \$12,300

***Lessor Name*** University of Central Arkansas                      ***Principal*** No

***Comments:*** New two (2) year lease document between UCA and a fraternity house on Campus.

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***Lease Number*** N9358                      ***Start Date*** 9/1/2017    ***End Date*** 8/31/2018

***Lessee Name*** Cobblestone Project

***Property Name*** Outside Garden Grounds

***Address*** 801 SE 8th Street

***City*** Bentonville                      ***County Name*** Benton

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

***Lessor Name*** Northwest Arkansas Community College Dis                      ***Principal*** No

***Comments:*** New one (1) year Public Advantage sublease agreement between NWACC and partner.

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**LEASE RENEWALS:**

*Lease Number* N9064      *Start Date* 1/1/2018      *End Date* 12/31/2019  
*Lessee Name* Dermott Industrial Development Corporation  
*Address* Highway 208  
*City* Dermott      *County Name* Chicot  
*Sq Ft* 0      *RateSF* \$0.00      *Annual Rent* \$1.00  
*Lessor Name* DHS - Division of Youth Services      *Principal* No  
*Comments:* Two (2) year sublease renewal with no other changes.

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*Lease Number* N9082      *Start Date* 6/1/2017      *End Date* 5/31/2018  
*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 lease renewal with one (1) year automatic renewals after each one-year term.

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*Lease Number* N9237      *Start Date* 12/1/2017      *End Date* 11/30/2022  
*Lessee Name* Verizon Wireless  
*Address* 535 South Garland Avenue  
*City* Fayetteville      *County Name* Washington  
*Sq Ft*      *RateSF*      *Annual Rent* \$43,542.90  
*Lessor Name* University of Arkansas - Fayetteville      *Principal* N/A  
*Comments:* Second (2nd) automatic five (5) year lease renewal exercised with three (3) percent (3.00%) annual rent increase.

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*Lease Number* N9295      *Start Date* 1/1/2018      *End Date* 6/30/2018  
*Lessee Name* Catholic Diocese of Little Rock  
*Address* 504 North 49th Street, Lot 6 Sherwood Forest  
*City* Fort Smith      *County Name* Sebastian  
*Sq Ft* 2,285      *RateSF* \$0.00      *Annual Rent* \$1.00  
*Lessor Name* University of Arkansas - Fort Smith      *Principal* N/A  
*Comments:* Six (6) month Public Advantage Lease Renewal to provide services to the UAFS students.

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**LEASE RENEWALS:**

*Lease Number* P2019                      *Start Date* 11/1/2017      *End Date* 10/31/2019  
*Lessee Name* DFA - Office of Child Support Enforcement  
*Address* 2701 East Race Street  
*City* Searcy                                      *County Name* White  
*Sq Ft* 8,000      *RateSF* \$10.28      *Annual Rent* \$82,254.36  
*Lessor Name* Race Street Plaza, LLC                      *Principal* Stuart Dalrymple  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P2036                      *Start Date* 6/1/2018      *End Date* 5/31/2020  
*Lessee Name* DFA - Revenue Division  
*Address* 1140 South Rogers Street  
*City* Clarksville                                      *County Name* Johnson  
*Sq Ft* 1,200      *RateSF* \$10.20      *Annual Rent* \$12,241.20  
*Lessor Name* D & C Properties, LLC                      *Principal* Darrell Weathers  
*Comments:* Two (2) year lease renewal with twenty dollars (\$20.00) monthly rent increase.

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*Lease Number* P2145                      *Start Date* 2/1/2018      *End Date* 1/31/2020  
*Lessee Name* DFA - Office of Child Support Enforcement  
*Address* 800 East Main Street  
*City* Russellville                                      *County Name* Pope  
*Sq Ft* 11,000      *RateSF* \$11.48      *Annual Rent* \$126,279.96  
*Lessor Name* RVI Investments, LLC                      *Principal* Chris Abington  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P2159                      *Start Date* 1/1/2018      *End Date* 12/31/2018  
*Lessee Name* Arkansas Insurance Department  
*Address* 18 Freeway Drive  
*City* Little Rock                                      *County Name* Pulaski  
*Sq Ft* 200      *RateSF* \$15.41      *Annual Rent* \$3,082.80  
*Lessor Name* U-Storit, Inc.                      *Principal* Bill Humble  
*Comments:* One (1) year lease renewal with no other changes.

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**LEASE RENEWALS:**

*Lease Number* P2257      *Start Date* 11/1/2017      *End Date* 10/31/2019  
*Lessee Name* DHS - County Operations  
*Address* 305 East Avenue "B"  
*City* Hope      *County Name* Hempstead  
*Sq Ft* 1,125      *RateSF* \$6.37      *Annual Rent* \$7,166.28  
*Lessor Name* G & G Rental Company, Inc.      *Principal* Loretta Garrett  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P2273      *Start Date* 11/1/2017      *End Date* 10/31/2018  
*Lessee Name* Arkansas Department of Community Correction  
*Address* 421 Perry Street  
*City* Helena      *County Name* Phillips  
*Sq Ft* 2,317      *RateSF* \$6.87      *Annual Rent* \$15,912.00  
*Lessor Name* Richard H. Hargraves      *Principal* Richard H. Hargraves  
*Comments:* One (1) year lease renewal with a twenty-six dollar (\$26.00) per month rent increase.

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*Lease Number* P2327      *Start Date* 10/1/2017      *End Date* 9/30/2018  
*Lessee Name* DHS - County Operations  
*Address* 90 Waddell Street  
*City* Ashdown      *County Name* Little River  
*Sq Ft* 3,654      *RateSF* \$2.82      *Annual Rent* \$10,304.28  
*Lessor Name* Little River County      *Principal* N/A  
*Comments:* One (1) year lease renewal with \$150.00 per month rent increase and Lessee assuming janitorial services.

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*Lease Number* P2334      *Start Date* 1/1/2018      *End Date* 12/31/2018  
*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:* One (1) year lease renewal with no other changes.

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**LEASE RENEWALS:**

*Lease Number* P2345      *Start Date* 4/1/2018      *End Date* 3/31/2020  
*Lessee Name* DFA - Office of Child Support Enforcement  
*Address* 806 Tenth Street  
*City* Mena      *County Name* Polk  
*Sq Ft* 4,077      *RateSF* \$10.45      *Annual Rent* \$42,596.52  
*Lessor Name* Young & Young Development Co., LLC      *Principal* J.R. Young  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P2416      *Start Date* 1/1/2018      *End Date* 12/31/2019  
*Lessee Name* Arkansas Department of Community Correction  
*Address* 112 Fulton Street  
*City* Clarksville      *County Name* Johnson  
*Sq Ft* 3,361      *RateSF* \$8.21      *Annual Rent* \$27,596.06  
*Lessor Name* H. Dan Leeds      *Principal* H. Dan Leeds  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P2440      *Start Date* 3/1/2018      *End Date* 2/29/2020  
*Lessee Name* Arkansas Dietetics Licensing Board  
*Address* 3542 South First Street  
*City* Cabot      *County Name* Lonoke  
*Sq Ft* 50      *RateSF* \$6.48      *Annual Rent* \$324.00  
*Lessor Name* Seneca Enterprises, LLC d/b/a/ Elf Storage      *Principal* Karen Brockway  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P2444      *Start Date* 10/1/2017      *End Date* 9/30/2018  
*Lessee Name* DHS - Children and Family Services  
*Address* 4716 Baseline Road  
*City* Little Rock      *County Name* Pulaski  
*Sq Ft* 300      *RateSF* \$6.02      *Annual Rent* \$1,806.00  
*Lessor Name* Budget Mini Storage, LLC      *Principal* Jon Leur  
*Comments:* One (1) year lease renewal with change in Lessor entity name.

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**LEASE RENEWALS:**

*Lease Number* P2518      *Start Date* 7/1/2018      *End Date* 6/30/2020  
*Lessee Name* Arkansas State Plant Board  
*Address* 609 Southside Street  
*City* Lake Village      *County Name* Pulaski  
*Sq Ft* 240      *RateSF* \$1.25      *Annual Rent* \$300.00  
*Lessor Name* Bruce Smith      *Principal* Bruce Smith  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P2593      *Start Date* 1/1/2018      *End Date* 12/31/2019  
*Lessee Name* Arkansas Department of Community Correction  
*Address* 500 DeQueen Street  
*City* Mena      *County Name* Polk  
*Sq Ft* 4,375      *RateSF* \$6.61      *Annual Rent* \$28,919.88  
*Lessor Name* BRDP Properties, LLC      *Principal* Patrick McDaniel  
*Comments:* Two (2) year lease renewal with one percent (1.00%) rent increase.

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*Lease Number* P2607      *Start Date* 12/1/2017      *End Date* 11/30/2018  
*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. UAMS will add a removeable wheelchair ramp.

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*Lease Number* P2666      *Start Date* 11/1/2017      *End Date* 10/31/2022  
*Lessee Name* Arkansas State University - Jonesboro  
*Address* 2600 Alumni Boulevard  
*City* Jonesboro      *County Name* Craighead  
*Sq Ft* 5,376      *RateSF* \$13.88      *Annual Rent* \$74,625.96  
*Lessor Name* Arkansas State University Alumni Associatio      *Principal* Lindsay Burnett  
*Comments:* Five (5) year lease renewal with rent to remain flat for the five (5) year term.

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**LEASE RENEWALS:**

*Lease Number* P2674      *Start Date* 9/1/2017      *End Date* 8/31/2018

*Lessee Name* UAMS - Psychiatric Research Institute

*Address* 601 West Maple

*City* Springdale      *County Name* Washington

*Sq Ft* 1,513      *RateSF* \$14.50      *Annual Rent* \$21,938.52

*Lessor Name* Northwest Arkansas Hospitals, LLC      *Principal* Dan McKay, CEO

*Comments:* One (1) year lease renewal with decrease in square footage and subsequent rent. Clause added to allow Lessee to terminate within thirty (30) days' written notice.

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*Lease Number* P2777      *Start Date* 4/1/2018      *End Date* 3/31/2020

*Lessee Name* Arkansas Legislative Audit

*Address* 521 North Willow Street

*City* Harrison      *County Name* Boone

*Sq Ft* 3,100      *RateSF* \$5.60      *Annual Rent* \$17,360.16

*Lessor Name* Kenneth Hubbard, Jr.      *Principal* Kenneth Hubbard, Jr.

*Comments:* Two (2) year lease renewal with a three percent (3.00%) rental increase per year.

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*Lease Number* P2803      *Start Date* 10/1/2017      *End Date* 9/30/2019

*Lessee Name* Arkansas State Police

*Address* 320 West Court Street

*City* Paragould      *County Name* Greene

*Sq Ft* 242      *RateSF* \$10.50      *Annual Rent* \$2,535.86

*Lessor Name* Greene County, Arkansas      *Principal* N/A

*Comments:* Two (2) year lease renewal with suite change from Room 125 to Room 119 and square foot decrease from 331 to 241.51.

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*Lease Number* P2816      *Start Date* 2/1/2018      *End Date* 1/31/2020

*Lessee Name* DFA - Office of Child Support Enforcement

*Address* 3023 West 28th Avenue

*City* Pine Bluff      *County Name* Jefferson

*Sq Ft* 10,600      *RateSF* \$10.50      *Annual Rent* \$111,300.00

*Lessor Name* HMS Properties & Development, LLC      *Principal* Harvey Sizemore

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

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**LEASE RENEWALS:**

*Lease Number* P3006      *Start Date* 10/1/2017      *End Date* 3/31/2018  
*Lessee Name* UAMS - Regional Programs, UAMS South Central  
*Address* 1220 West 42nd Street  
*City* Pine Bluff      *County Name* Jefferson  
*Sq Ft* 2,981      *RateSF* \$14.03      *Annual Rent* \$41,820.00  
*Lessor Name* Jefferson Hospital Association, Inc.      *Principal* Wesley Trussell  
*Comments:* Six (6) month lease renewal with no other changes.

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*Lease Number* P6159      *Start Date* 11/1/2017      *End Date* 10/31/2019  
*Lessee Name* DHS - County Operations  
*Address* 116 North Laurel Street  
*City* Hope      *County Name* Hempstead  
*Sq Ft* 6,400      *RateSF* \$6.56      *Annual Rent* \$41,983.92  
*Lessor Name* G and G Rental Company, Inc.      *Principal* Loretta Garrett  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P6196      *Start Date* 6/1/2018      *End Date* 5/31/2020  
*Lessee Name* Arkansas Forestry Commission  
*Address* Wilcox Memorial Airport  
*City* Mountain View      *County Name* Stone  
*Sq Ft*      *RateSF*      *Annual Rent* \$1.00  
*Lessor Name* City of Mountain View, Arkansas      *Principal* N/A  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P8049      *Start Date* 3/1/2018      *End Date* 2/29/2020  
*Lessee Name* DHS - County Operations  
*Address* 123 West 18th Street  
*City* El Dorado      *County Name* Union  
*Sq Ft* 17,800      *RateSF* \$9.30      *Annual Rent* \$165,540.00  
*Lessor Name* Glen R. Paige      *Principal* Glen R. Paige  
*Comments:* Two (2) year lease renewal with no other changes.

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**LEASE RENEWALS:**

*Lease Number* P8051      *Start Date* 3/1/2018      *End Date* 2/29/2020  
*Lessee Name* DHS - County Operations  
*Address* 2505 Pine Bluff Street  
*City* Malvern      *County Name* Hot Spring  
*Sq Ft* 6,400      *RateSF* \$8.31      *Annual Rent* \$53,184.00  
*Lessor Name* YYY Holdings Limited Partnership      *Principal* J.R. Young  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P8071      *Start Date* 1/1/2018      *End Date* 12/31/2019  
*Lessee Name* DHS - County Operations  
*Address* 704 Cloverleaf Circle  
*City* Van Buren      *County Name* Crawford  
*Sq Ft* 9,133      *RateSF* \$10.61      *Annual Rent* \$96,901.08  
*Lessor Name* YYY Holdings Limited Partnership      *Principal* J.R. Young  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P9052      *Start Date* 4/1/2018      *End Date* 3/31/2020  
*Lessee Name* DFA - Revenue Division  
*Address* 207 North Saint Joseph Street  
*City* Morrilton      *County Name* Conway  
*Sq Ft* 1,380      *RateSF* \$7.50      *Annual Rent* \$10,350.00  
*Lessor Name* Campbell & Company of Morrilton, Inc.      *Principal* Fred Briggler, Jr.  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P9103      *Start Date* 1/1/2018      *End Date* 12/31/2019  
*Lessee Name* DHS - County Operations  
*Address* 222 Van Buren Street NW  
*City* Camden      *County Name* Ouachita  
*Sq Ft* 21,630      *RateSF* \$7.02      *Annual Rent* \$151,842.60  
*Lessor Name* Ouachita County, Arkansas      *Principal* N/A  
*Comments:* Two (2) year lease renewal with no other changes.

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**LEASE RENEWALS:**

*Lease Number* P9148      *Start Date* 2/1/2018      *End Date* 1/31/2020  
*Lessee Name* DFA - Revenue Division  
*Address* 106 Victory Street  
*City* Star City      *County Name* Lincoln  
*Sq Ft* 1,500      *RateSF* \$7.96      *Annual Rent* \$11,940.00  
*Lessor Name* Frizzell Shopping Center, Inc.      *Principal* W.H. Frizzell  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P9352      *Start Date* 2/1/2018      *End Date* 1/31/2020  
*Lessee Name* DHS - County Operations  
*Address* 437 Country Club Road  
*City* Osceola      *County Name* Mississippi  
*Sq Ft* 12,060      *RateSF* \$7.43      *Annual Rent* \$89,605.80  
*Lessor Name* Mark Allen Lynn      *Principal* Mark Allen Lynn  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P9609      *Start Date* 4/1/2018      *End Date* 3/31/2020  
*Lessee Name* DHS - County Operations  
*Address* 201 West Lincoln Street  
*City* Hamburg      *County Name* Ashley  
*Sq Ft* 7,602      *RateSF* \$5.35      *Annual Rent* \$40,670.76  
*Lessor Name* Ashley County, Arkansas      *Principal* N/A  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P9622      *Start Date* 4/1/2018      *End Date* 3/31/2020  
*Lessee Name* DHS - County Operations  
*Address* 1200 Highway 33 North  
*City* Augusta      *County Name* Woodruff  
*Sq Ft* 8,100      *RateSF* \$8.71      *Annual Rent* \$70,551.00  
*Lessor Name* M & M Rentals, LLC      *Principal* David West  
*Comments:* Two (2) year lease renewal with no other changes.

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**LEASE RENEWALS:**

*Lease Number* P9631      *Start Date* 11/1/2017      *End Date* 10/31/2019  
*Lessee Name* DHS - County Operations  
*Address* 1821 East Main Street  
*City* Mountain View      *County Name* Stone  
*Sq Ft* 7,500      *RateSF* \$8.24      *Annual Rent* \$61,800.00  
*Lessor Name* Triple B Wood Dealers      *Principal* Troy Bradley  
*Comments:* Two (2) year lease renewal with no other changes.

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*Lease Number* P9726      *Start Date* 3/1/2018      *End Date* 2/29/2020  
*Lessee Name* DHS - County Operations  
*Address* 1013 North College Avenue  
*City* Huntsville      *County Name* Madison  
*Sq Ft* 7,151      *RateSF* \$10.20      *Annual Rent* \$72,940.20  
*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* P9919      *Start Date* 12/1/2017      *End Date* 11/30/2018  
*Lessee Name* Arkansas Department of Community Correction  
*Address* 409 North Rosser Street  
*City* Forrest City      *County Name* St. Francis  
*Sq Ft* 5,670      *RateSF* \$9.16      *Annual Rent* \$51,941.28  
*Lessor Name* Gary J. Mitchusson      *Principal* Gary J. Mitchusson  
*Comments:* One (1) year lease renewal with one percent (1.00%) increase in rent.

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*Lease Number* P9921      *Start Date* 6/1/2018      *End Date* 5/31/2020  
*Lessee Name* DFA - Revenue Division  
*Address* 101 NW 3rd Street  
*City* Bryant      *County Name* Saline  
*Sq Ft* 4,500      *RateSF* \$8.91      *Annual Rent* \$40,098.24  
*Lessor Name* Bryant Properties      *Principal* Ted Boswell  
*Comments:* Two (2) year lease renewal with no other changes.

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**LEASE RENEWALS:**

*Lease Number* P9941                      *Start Date* 2/1/2018    *End Date* 1/31/2019  
*Lessee Name* DFA - Office of Child Support Enforcement  
*Address* 428-A West Gaines Avenue  
*City* Monticello                              *County Name* Drew  
*Sq Ft* 11,821    *RateSF* \$10.20    *Annual Rent* \$120,574.20  
*Lessor Name* Northmont, Inc.                              *Principal* Ron Echols  
*Comments:* One (1) year lease renewal with no other changes.

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*Lease Number* T6022                      *Start Date* 3/1/2018    *End Date* 2/28/2019  
*Lessee Name* Arkansas Forestry Commission  
*Address* Oxford Tower Site  
*City* Oxford                                      *County Name* Izard  
*Sq Ft*                      *RateSF*                      *Annual Rent* \$1.00  
*Lessor Name* CenturyTel of Arkansas, Inc.                              *Principal* Robbie Zeiger  
*Comments:* One (1) year lease renewal with no other changes.

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**LEASE CHANGES:**

*Lease Number*   N9281                      *Start Date*       9/1/2017    *End Date*    12/31/2018  
*Lessee Name*    WelcomeHealth  
*Address*        1100 North Woolsey Avenue, 2nd Floor  
*City*            Fayetteville                      *County Name*    Washington  
*Sq Ft*                10000    *RateSF*                      \$8.23  
*Lessor Name*    UAMS - Regional Programs - Northwest    *Principal*  
*Comments:*      Change amendment to reflect UAMS' allowing reduction of rental rate from  
\$10.23/sf to \$8.23/sf.

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**LEASE CANCELLATIONS:**

*Lease Number* N9345  
*Lessee Name* Boss Hogg and Big Mamma, Inc.  
*Address* 501 Woodlane Street  
*City* Little Rock *County Name* Pulaski  
*Lessor Name* DFA - Division of Building Authority  
*Comments:* Lease for private food service space expiring 11-30-17.

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*Lease Number* P9156  
*Lessee Name* UAMS - Regional Programs - Fort Smith  
*Address* 612 South 12th Street  
*City* Fort Smith *County Name* Sebastian  
*Lessor Name* Sparks Health System  
*Comments:* Lease terminated in April 2014 when UAMS had purchased the building. DBA was not informed until November 2017, so file is terminating now.

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*Lease Number* P9457  
*Lessee Name* Arkansas Insurance Department - Information Systems  
*Address* 325 West Capitol Avenue  
*City* Little Rock *County Name* Pulaski  
*Lessor Name* Information Vaulting Services, Inc.  
*Comments:* Lessor and Lessee agree to let lease expire on 11-30-17.

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## II. Construction Section

### Contracts:

Current Projects under Contract:	109	
Value of Current Projects:	\$	103,087,053.76
New Contracts: (See attached New Contract report)	9	
Value of New Contracts:	\$	3,078,706.36
Change Orders approved: (See attached Change Order report)	18	
Change Order Increase:	\$	501,200.69
Change Order Decrease:	-\$	11,901.00
Projects Completed:	9	
Value of Completed Projects:	\$	3,850,859.77

### Bid Process and Openings:

Projects in the Bid Process	35
Bid Openings: (See attached Bid Opening Report)	13
Emergency Bid:	1
Rebid Projects:	2
Projects Within Budget:	11
Project Over Budget	2

### Project Observations:

Field Inspections Conducted:	24
Final Inspections Conducted	8

## 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
<b>7101619</b>	<b>Department of Human Services</b>	\$65,000.00
Toilet Shroud Ligature Safety Renovation		\$71,059.00
11/29/2017	Morris and Associates Architects, Environmental Consultants	Emergency
2:30:00 PM	Bray Sheet Metal Company	
<b>7101716</b>	<b>Department of Human Services</b>	\$161,287.00
New Sidewalks & Concrete Work SEA-HDC		\$129,989.00
11/30/2017	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
2:00:00 PM	All Pro Contracting, Inc.	
<b>7101801</b>	<b>Department of Human Services</b>	\$112,245.00
Replacement Windows of Various Cottages Conway HDC		\$155,000.00
11/1 /2017	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
2:00:00 PM	Dayco Construction, Inc.	
<b>7101802</b>	<b>Department of Human Services</b>	\$75,000.00
Installation of Maintenance Building Generator		\$79,800.00
11/2 /2017	Lockeby & Associates, Inc.	Design / Bid / Build
2:30:00 PM	Lockwood Electric	
<b>7101803</b>	<b>Department of Human Services</b>	\$125,000.00
Installation of Gymnasium Generator		\$127,700.00
11/2 /2017	Lockeby & Associates, Inc.	Design / Bid / Build
3:00:00 PM	Evatt Electric, Inc	
<b>7101804</b>	<b>Department of Human Services</b>	\$124,642.00
Arkansas State Hospital Door Replacement Wing D		\$0.00
11/21/2017	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
2:00:00 PM	No Bid Received	
<b>9001723</b>	<b>Arkansas Department of Parks and Tourism</b>	\$88,000.00
Gravity Sewer Line		\$68,370.36
11/2 /2017	Department of Parks & Tourism, In-House	Design / Bid / Build
2:00:00 PM	Heller Co., Inc.	
<b>9001726</b>	<b>Arkansas Department of Parks and Tourism</b>	\$146,822.43
Lake Dunn Outlet Repair		\$106,000.00
11/29/2017	Pollution Management, Inc.	Design / Bid / Build
2:00:00 PM	Crawford Builders, Inc.	
<b>9001801</b>	<b>Arkansas Department of Parks and Tourism</b>	\$2,600,000.00
Ozark Folk Center State Park Cabin Interior Reno		\$2,165,000.00
11/21/2017	AMR	Design / Bid / Build
2:30:00 PM	Bradford Scruggs, LLC	

<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>9001802</b>	<b>Arkansas Department of Parks and Tourism</b>	<b>\$163,870.00</b>
Visitor Center Exterior Finish Coatings		<b>\$126,258.00</b>
11/28/2017	Taylor-Kempkes Architects	Design / Bid / Build
2:00:00 PM	Pick-It Construction Inc.	
<b>9001805</b>	<b>Arkansas Department of Parks and Tourism</b>	<b>\$50,795.00</b>
Roofing Improvements of Various Bldgs.		<b>\$36,449.00</b>
11/28/2017	Taylor-Kempkes Architects	Design / Bid / Build
2:30:00 PM	Pick-It Construction Inc.	
<b>9301705</b>	<b>Arkansas Department of Environmental Quality</b>	<b>\$150,000.00</b>
ADEQ Boiler Replacement		<b>\$153,738.00</b>
11/1 /2017	Bernhard TME	Design / Bid / Build
2:30:00 PM	Comfort Systems USA (Arkansas), Inc.	
<b>9301706</b>	<b>Arkansas Department of Environmental Quality</b>	<b>\$380,000.00</b>
Closure of Thornton Class 4 Landfill		<b>\$140,310.00</b>
11/14/2017	Terracon	Design / Bid / Build
2:00:00 PM	CEG Construction, Inc.	

## New Contracts

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount
<b>Arkansas Department of Parks and Tourism</b>		
9001723	Gravity Sewer Line	\$68,370.36
11/21/2017	Department of Parks & Tourism, In-House Heller Co., Inc.	
<b>Department of Human Services</b>		
7101711	Metal Building-Recycle Building, Arkadelphia HDC	\$134,445.00
11/14/2017	Morris and Associates Architects, Environmental Co Seale's Construction Co., Inc.	
<b>DFA- Division of Building Authority</b>		
6151717	Suite 320 Alterations	\$73,650.00
11/1 /2017	DFA- Division of Building Authority, IN-HOUSE Brister Construction, Inc.	
<b>Military Department of Arkansas</b>		
9751712	CMTC 1st Ave. Resurface, Phase IA	\$599,870.00
11/29/2017	Hawkins-Weir Forsgren, Incorporated	
9751716	CMTC Bldgs. 1370 & 2100 Generator Replacement	\$246,910.00
11/29/2017	Burrows & Associates Wohali LLC	
9751730	CMTC Bldg. 2568 TADSS	\$810,000.00
11/1 /2017	Crafton- Tull Beshears Construction, Inc.	
9751731	RMTC TADSS Simulators Building 7982	\$867,000.00
11/3 /2017	Crafton- Tull Shields & Associates, Inc.	
9751733	CMTC Building 1436 BN HQ Renovation	\$219,140.00
11/1 /2017	Architecture Plus, Inc. Pick-It Construction Inc.	

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount
9751742	RMTC PEC Patriot Hall Auditorium Remodel	\$59,321.00
11/1 /2017	Stocks-Mann Architects, PLC	
	Shields & Associates, Inc.	

### Change Order Summary

**5131701 School for the Deaf**

Smith Associates Architects, P.A.

Door Access Control Ph. II

Bell 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>
11/15/2017	1	Owner Requested	\$3,345.00	\$0.00	0
11/15/2017	1	Code / Regulation / Rule		(\$2,000.00)	0
11/15/2017	1	Item Not Shown Or Specified	\$2,615.00		0

**6151703 DFA- Division of Building Authority**

DFA- Division of Building Authority, IN-  
HOUSE

Renovate 4th Floor @ 501 Building

Ross Sparks Builders, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
11/2 /2017	2	Owner Requested	\$3,787.00	\$0.00	0
11/2 /2017	2	Substitution / Alternative Method	\$0.00	\$0.00	18
11/2 /2017	2	Unforeseen Condition	\$6,757.00	\$0.00	0
11/9 /2017	3	Owner Requested	\$1,652.20	\$0.00	0
11/9 /2017	3	Unforeseen Condition	\$894.00	\$0.00	0

**9001513 Arkansas Department of Parks and Tourism**

Polk Stanley Wilcox Architects, Ltd.

New Visitors Center @ Jacksonport State Park

Tate General Contractors, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
11/27/2017	1	Time Extension	\$0.00	\$0.00	43
11/27/2017	1	Owner Requested	\$23,666.01	\$0.00	0
11/27/2017	1	Unforeseen Condition	\$68,065.02	\$0.00	0
11/27/2017	1	Substitution / Alternative Method	\$0.00	(\$8,901.00)	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>
11/28/2017	1	Owner Requested	\$24,572.74	\$0.00	0
11/28/2017	1	Time Extension	\$0.00	\$0.00	1

**9001629 Arkansas Department of Parks and Tourism** Department of Parks & Tourism, In-House  
 Golf Course Restrooms @ DeGray Lake Resort SP  
 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>
11/3 /2017	2	Time Extension	\$0.00	\$0.00	21
11/3 /2017	2	Owner Requested	\$6,922.39	\$0.00	0

**9001706 Arkansas Department of Parks and Tourism** 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>
11/17/2017	1	Unforeseen Condition	\$49,125.16	\$0.00	0
11/17/2017	1	Time Extension	\$0.00	\$0.00	76
11/17/2017	1	Owner Requested	\$12,798.10	\$0.00	0

**9001711 Arkansas Department of Parks and Tourism** 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>
11/2 /2017	2	Owner Requested	\$4,000.00	\$0.00	0
11/2 /2017	2	Time Extension	\$0.00	\$0.00	13

**9001715 Arkansas Department of Parks and Tourism** Allison Architects  
 New Visitor Center at Woolly Hollow SP  
 Dayco 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>
11/27/2017	1	Owner Requested	\$290.51	\$0.00	0
11/27/2017	1	Owner Requested	\$0.00	(\$1,000.00)	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>
11/7 /2017	4	Time Extension	\$0.00	\$0.00	122
11/7 /2017	4	Unforeseen Condition	\$178,101.44	\$0.00	0

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>
11/16/2017	2	Owner Requested	\$11,855.80	\$0.00	0
11/16/2017	2	Item Not Shown Or Specified	\$26,444.16	\$0.00	0
9301703     Arkansas Department of Environmental Quality			Arkansas Dept. of Environmental Quality,		
Weindel Site Maintenance - Abandoned Mine Project			In-House		
Evergreen Landscaping, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
11/7 /2017	4	Unforeseen Condition	\$8,541.50	\$0.00	0
9751622     Military Department of Arkansas			Hawkins-Weir		
Fayetteville Readiness Center POV Parking					
ARCO Excavation & Paving, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
11/21/2017	2	Unforeseen Condition	\$7,280.00	\$0.00	0
11/21/2017	3	Owner Requested	\$3,030.00	\$0.00	0
9751643     Military Department of Arkansas			Marlar Engineering Company, Inc.		
RMTC AASF AVCATT NCM3 Pads					
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>
11/27/2017	1	Owner Requested	\$2,057.79	\$0.00	0
11/27/2017	1	Time Extension	\$0.00		94
9751665     Military Department of Arkansas			Marlar Engineering Company, Inc.		
RMTC Waste Water Treatment Plant Repair @ Camp Rob					
K & E Construction, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
11/15/2017	3	Time Extension	\$0.00	\$0.00	145
11/15/2017	3	Owner Requested	\$16,963.24	\$0.00	0
9751709     Military Department of Arkansas			Development Consultants, Inc.		
RMTC Bldg 318 Parking Lot Upgrades					
Tri-State Track, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
11/21/2017	1	Unforeseen Condition	\$36,520.00	\$0.00	0



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9751721    Military Department of Arkansas

Fennell Purifoy Architects

CMTC Building 1482 Project

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>
11/14/2017	1	Unforeseen Condition	\$1,916.63	\$0.00	0

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### III. Design Review Section

#### Plan Reviews

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
4801802A Energy Projects Phase 1 11/13/2017 \$5,127,201.00 Wittenberg, Delony & Davidson, Inc.	Department of Correction Eastern AR Regional Unit and Delta 11/21/2017 684,371 Yes	ESCO Approval to Proceed Closed \$ 7.49 11/21/2017
4801802B ESCO Energy Upgrades Phase 2 11/13/2017 \$12,187,709.00 Wittenberg, Delony & Davidson, Inc.	Department of Correction Brickeys and Dermott, AR 684,371	ESCO Plan Review Submittal Open for Review \$ 17.81
4801803 Pine Bluff Unit 9 Barracks Renovation 11/1/2017 \$346,000.00 Lockeby & Associates, Inc.	Department of Correction Pine Bluff, AR 11/17/2017 4,800 No	In House Labor Plan Review Submittal Waiting for Responses \$ 72.00 NA
4801804 Verner Unit Insolation Recreation Yard 11/14/2017 \$180,593.00 In-House DOC	Department of Correction Grady, AR 11/21/2017 5,741 Yes	Public Bid Plan Review Submittal Waiting for Responses \$ 31.52 Pending
4851801 Texarkana Parole and Probation Office 11/21/2017 \$140,000.00 Lockeby & Associates, Inc.	Department of Community Correction Texarkana, AR 11/30/2017 2,800 No	Public Bid Approval to Bid Closed \$ 50.00 NA
5101802 ANCRC-WPA Infirmary Rehabilitation 11/9/2017 \$324,000.00 Smith Associates Architects, PA	Arkansas School for the Blind Little Rock, AR 11/16/2017 3,350 No	Public Bid Approval to Bid Closed \$ 96.72 NA
5101803 Shults House Bathroom 11/16/2017 \$220,620.00 Smith Associates Architects, PA	Arkansas School for the Blind Little Rock, AR 5,400	Public Bid Plan Review Submittal Open for Review \$ 40.85
5131703 Masonry Pointing & Interior Windows 10/13/2017 \$268,300.00 Smith Associates Architects, PA	Arkansas School for the Deaf Parnell Hall, Little Rock, AR 11/16/2017 NA No	Public Bid Approval to Bid Upgraded Closed NA NA

DBA Plan Review File # Project Title Date Received Current Estimated Construction Cost Design Firm Name	Agency Name Project Location Date Completed Building Area (sq ft) Floodplain Permit Required	Project Type Review Type Current Status Cost Per Square Foot Date Permit Approved
5201801 Chiller Insulation Project 10/16/2017 \$90,000.00 ATOKA, Inc.	Department of Career Education Hot Springs, AR 11/22/2017 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
6151714A Capitol Place New Building-Phase 2 11/28/2017 \$61,000.00 ATOKA, Inc.	DFA/Division of Building Authority Little Rock, AR  12,000 No	Public Bid Approval to Bid Open for Review \$ 5.08 NA
7101619 Toilet Replacement for Ligature Safety 11/13/2017 \$512,160.00 Morris & Associates	Department of Human Services Arkansas State Hospital 11/14/2017 NA No	Public Bid Approval to Bid Closed NA NA
7101805 HVAC Pad Repairs at Alexander JTC 11/14/2017 \$139,587.00 Morris & Associates	Department of Human Services Alexander, AR 11/21/2017 NA No	Public Bid Approval to Bid Closed NA NA
7101806 Campus Generator 10/25/2017 \$68,000.00 Lockeby & Associates, Inc.	Department of Human Services Jonesboro HDC 11/17/2017 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
7101807 Replace Auto Transfer Switches at ASH 11/8/2017 \$124,642.00 Lockeby & Associates, Inc.	Department of Human Services Little Rock, AR  NA	Public Bid Plan Review Submittal Open for Review NA
8671801 2017 Landscape for Moore-Horner House 11/17/2017 \$180,192.00 Jameson Architects, PA	Department of Arkansas Heritage-Delta Helena, AR 11/21/2017 NA Yes	Public Bid Approval to Bid Closed NA 11/29/2017
9001803 New Modular Employee Residence Site 11/8/2017 \$50,990.00 Taylor Kempkes Architects, P.A.	Parks & Tourism Pinnacle Mountain State Park 11/16/2017 NA No	Public Bid Other Waiting for Responses NA NA
9001807 Rental Cabins Renovation 10/10/2017 \$1,233,363.00 AMR Architects, Inc.	Parks & Tourism Village Creek State Park 11/9/2017 10,338 No	Public Bid Plan Review Submittal Waiting for Responses \$ 119.30 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
9001808	Parks & Tourism	Public Bid
New Equipment Shed and Flammable	Mount Nebo State Park	Plan Review Submittal
10/10/2017	11/17/2017	Waiting for Responses
\$140,484.53	1,943	\$ 72.30
AMR Architects, Inc.	No	NA
9001809	Parks & Tourism	Public Bid
Marina Boat Dock B and C Replacement	Lake Ouachita	Plan Review Submittal
10/18/2017	11/17/2017	Waiting for Responses
\$704,715.00	NA	NA
McClelland Engineering		

## Public School Accessibility Reviews

November 2017

Project #	Project Review Type	Date Received	Date Completed	School District Current
5001814	Lion Stadium Concessions and Dressing Rooms Plan Review Submittal Approval to Proceed	10/25/2017 11/28/2017	11/17/2017	Searcy Schools Closed Open
5001815	East End Middle School Plan Review Submittal	11/1/2017	11/21/2017	Sheridan Schools Waiting for Responses
5001816	New Administration Building Approval to Proceed	11/10/2017	11/21/2017	Elkins Schools Closed
5001817	New Junior High School Plan Review Submittal	11/14/2017		Bryant Schools Open for Review

