



**H.10(a)**

Department of Transformation and Shared Services

Governor Sarah Huckabee Sanders

Secretary Leslie Fiskin

## Memorandum

**To:** Arkansas Legislative Council  
Marty Garrity, Director, Bureau of Legislative Research

**From:** Anne W. Laidlaw, DBA Director *AWL*

**CC:** Leslie Fiskin, TSS Secretary

**Date:** March 8, 2024

**Subject:** **DBA Monthly Report of February Activities**

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Pursuant to Arkansas Code Annotated § 22-2-108 (13), please find enclosed the documents which outline the Division of Building Authority's activities for the month of February, 2024. 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.

**TSS - DIVISION OF BUILDING AUTHORITY**

**Monthly Report  
February, 2024**

**I. Real Estate Services**

**NEW LEASES:**

**Lease Number** P3304                      **Start Date** 11/2/2023    **End Date** 10/31/2026  
**Lessee Name** Arkansas State University - Newport  
**Property Name**  
**Address** 2804 McDougald Street  
**City** Newport                              **County Name** Jackson  
**Sq Ft** 2,800    **RateSF** \$5.14    **Annual Rent** \$14,400  
**Lessor Name** Arkansas State University Real Estate Foun    **Principal** N/A  
**Comments:** New three (3) year Lease between ASU and the ASU Foundation for residential student housing in Newport.

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**Lease Number** P3307                      **Start Date** 5/1/2024    **End Date** 4/30/2034  
**Lessee Name** DFA - Revenue Division  
**Property Name** Riverpointe Plaza  
**Address** 11601 Maumelle Boulevard  
**City** North Little Rock                      **County Name** Pulaski  
**Sq Ft** 3,056    **RateSF** \$18.95    **Annual Rent** \$57,898  
**Lessor Name** Richardson Properties, LLC                              **Principal** Keith Richardson  
**Comments:** New ten (10) year Lease for DFA - Revenue Division in North Little Rock.

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**Lease Number** P3310                      **Start Date** 2/1/2024    **End Date** 1/31/2025  
**Lessee Name** UAMS  
**Property Name** Partners Bank Building  
**Address** 302 Cherry Street  
**City** Helena                                      **County Name** Phillips  
**Sq Ft** 62    **RateSF**                              **Annual Rent** \$3,000  
**Lessor Name** Partners Bank                                      **Principal** N/A  
**Comments:** New one (1) year Lease for the UAMS Tobacco Study Program in Helena.

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**NEW LEASES:**

**Lease Number** S8572                      **Start Date** 9/1/2022    **End Date** 2/28/2026

**Lessee Name** Commerce - Division of Workforce Services

**Property Name**

**Address** 708 West Faulkner Street

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

**Sq Ft** 2,687    **RateSF** \$8.75    **Annual Rent** \$23,511

**Lessor Name** Commerce - DWS- Rehabilitation Services    **Principal** Carl Daughtery

**Comments:** New Four (4) year Sublease between Rehabilitation Services and Division of Workforce Services in El Dorado.

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**LEASE RENEWALS:**

**Lease Number** N9210                      **Start Date** 2/1/2024    **End Date** 1/31/2026  
**Lessee Name** Magazine Telephone Company  
**Address** (Water Tower) 87 Reed Road Highway 116 South  
**City** Booneville                              **County Name** Logan  
**Sq Ft** 1,200    **RateSF**                              **Annual Rent** \$1,920.00  
**Lessor Name** DHS - Division of Developmental Disabilities    **Principal** N/A  
**Comments:** Two (2) year Tower Lease Renewal with no other changes.

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**Lease Number** N9244                      **Start Date** 1/1/2024    **End Date** 12/31/2026  
**Lessee Name** Dwight Bartholomew  
**Address** Prairie Grove Battlefield State Park  
**City** Prairie Grove                              **County Name** Washington  
**Sq Ft**                              **RateSF**                              **Annual Rent** \$12,760.00  
**Lessor Name** ADPHT - State Parks Division                      **Principal** N/A  
**Comments:** Three (3) year Lease Renewal for pastureland in Prairie Grove Battlefield State Park. Lease awarded to highest bidder through ADPHT bid process.

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**Lease Number** N9423                      **Start Date** 3/1/2024    **End Date** 2/28/2026  
**Lessee Name** Northwest Arkansas Economic Development District  
**Address** 2153 East Joyce Blvd. 2nd floor  
**City** Fayetteville                              **County Name** Washington  
**Sq Ft** 1,994    **RateSF** \$17.34    **Annual Rent** \$34,583.40  
**Lessor Name** ADC - Division of Workforce Services                      **Principal** N/A  
**Comments:** Two (2) year Sublease Renewal with escalations in annual rent to match Master Lease.

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**Lease Number** P2014                      **Start Date** 5/1/2024    **End Date** 4/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 205 East Jefferson Street  
**City** Hamburg                                      **County Name** Ashley  
**Sq Ft** 1,080    **RateSF** \$12.10    **Annual Rent** \$13,068.00  
**Lessor Name** Ashley County, Arkansas                              **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with Lessor to perform minor repairs.

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**LEASE RENEWALS:**

**Lease Number** P2036                      **Start Date** 6/1/2024    **End Date** 5/31/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 1140 South Rogers Street  
**City** Clarksville                              **County Name** Johnson  
**Sq Ft** 1,200    **RateSF** \$10.61    **Annual Rent** \$12,734.52  
**Lessor Name** D & C Properties, LLC                              **Principal** Darrell Weathers  
**Comments:** Two (2) year Lease Renewal with a flat three percent (3%) increase in rent and Lessor to replace carpet and repair front door frame.

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**Lease Number** P2168                      **Start Date** 7/1/2024    **End Date** 6/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 601 Highway 71 North  
**City** Mena    **County Name** Polk  
**Sq Ft** 2,400    **RateSF** \$7.69    **Annual Rent** \$18,453.24  
**Lessor Name** Rodgers Family Limited Partnership                              **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with a flat five percent (5%) rent increase and Lessor to take care of light bulb replacments.

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**Lease Number** P2186                      **Start Date** 7/1/2024    **End Date** 6/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 250 Shoppingway Boulevard  
**City** West Memphis                              **County Name** Crittenden  
**Sq Ft** 3,500    **RateSF** \$11.31    **Annual Rent** \$39,600.00  
**Lessor Name** Guaranty Loan & Real Estate Co.                              **Principal** Randall Catt  
**Comments:** Two (2) year Lease Renewal with Lessor performing various repairs/improvements.

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**Lease Number** P2345                      **Start Date** 4/1/2024    **End Date** 3/31/2026  
**Lessee Name** DFA - Office of Child Support Enforcement  
**Address** 806 10th Street  
**City** Mena    **County Name** Polk  
**Sq Ft** 4,077    **RateSF** \$11.19    **Annual Rent** \$45,620.88  
**Lessor Name** Young & Young Development Co. LLC                              **Principal** J.R. Young  
**Comments:** Two (2) year Lease Renewal with a flat five percent (5%) rent increase.

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**LEASE RENEWALS:**

**Lease Number** P2346                      **Start Date** 4/1/2024    **End Date** 3/31/2026  
**Lessee Name** ADC - Division of Community Correction  
**Address** 913 25th Street  
**City** Batesville                              **County Name** Independence  
**Sq Ft** 4,663    **RateSF** \$6.30    **Annual Rent** \$29,376.96  
**Lessor Name** RDPJ Enterprises, Inc.                              **Principal** Julie Gregg  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** P2416                      **Start Date** 4/1/2024    **End Date** 3/31/2027  
**Lessee Name** ADC - Division of Community Correction  
**Address** 114 Fulton Street  
**City** Clarksville                              **County Name** Johnson  
**Sq Ft** 3,361    **RateSF** \$8.37    **Annual Rent** \$28,147.92  
**Lessor Name** H. Dan Leeds    **Principal** H. Dan Leeds  
**Comments:** Three (3) year Lease Renewal with a flat two percent (2%) increase in rent.

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**Lease Number** P2435                      **Start Date** 2/1/2024    **End Date** 1/31/2025  
**Lessee Name** ADA - State Plant Board  
**Address** 4078 Highway 349  
**City** Jonesboro                              **County Name** Craighead  
**Sq Ft** 150    **RateSF** \$4.00    **Annual Rent** \$600.00  
**Lessor Name** Tom Northern d/b/a Westside Mini-Storage    **Principal** Tom Northern  
**Comments:** One (1) year Storage Lease Renewal with no other changes.

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**Lease Number** P2458                      **Start Date** 5/1/2024    **End Date** 4/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 550 South Ermen Lane  
**City** Osceola                                      **County Name** Mississippi  
**Sq Ft** 1,500    **RateSF** \$10.71    **Annual Rent** \$16,065.00  
**Lessor Name** Rising Stars Investments LLC                              **Principal** Nooruddin Jalal  
**Comments:** Two (2) year Lease Renewal with a flat five percent (5%) increase and Lessor to perform various repairs.

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**LEASE RENEWALS:**

**Lease Number** P2525                      **Start Date** 3/1/2024    **End Date** 2/28/2025  
**Lessee Name** ADC - Division of Community Correction  
**Address** 345 Keller Street  
**City** Ashdown                                      **County Name** Little River  
**Sq Ft** 3,600    **RateSF** \$3.43    **Annual Rent** \$12,360.00  
**Lessor Name** Danny Johnston                                      **Principal** Danny Johnston  
**Comments:** One (1) year Lease Renewal with Lessor to perform minor repairs/improvements.

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**Lease Number** P2544                      **Start Date** 5/1/2024    **End Date** 4/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 1607 Albert Pike Road  
**City** Hot Springs                                      **County Name** Garland  
**Sq Ft** 2,550    **RateSF** \$16.82    **Annual Rent** \$42,891.00  
**Lessor Name** MRP Hot Springs Plaza, LLC                                      **Principal** Andrew B. Shanfeld  
**Comments:** Two (2) year Lease Renewal with Lessor to perform various repairs/improvements.

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**Lease Number** P2593                      **Start Date** 1/1/2024    **End Date** 12/31/2025  
**Lessee Name** ADC - Division of Community Correction  
**Address** 500 DeQueen Street  
**City** Mena    **County Name** Polk  
**Sq Ft** 4,375    **RateSF** \$6.88    **Annual Rent** \$30,088.20  
**Lessor Name** BRDP Properties, LLC                                      **Principal** Patrick McDaniel  
**Comments:** One (1) year Lease Renewal with a two percent (2%) increase in rent.

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**Lease Number** P2630                      **Start Date** 7/1/2024    **End Date** 6/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 1207 East Main Street  
**City** Batesville                                      **County Name** Independence  
**Sq Ft** 3,100    **RateSF** \$12.33    **Annual Rent** \$38,212.08  
**Lessor Name** Batesville Ventures LLC                                      **Principal** Manouchehr Malekan  
**Comments:** Two (2) year Lease Renewal with a flat four percent (4%) rate increase and Lessor to perform various repairs/improvements.

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**LEASE RENEWALS:**

**Lease Number** P2658                      **Start Date** 7/1/2024    **End Date** 6/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 500 North 3rd Street  
**City** Augusta                                      **County Name** Woodruff  
**Sq Ft** 345    **RateSF** \$8.87    **Annual Rent** \$3,060.00  
**Lessor Name** Woodruff County, Arkansas                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with Lessor to perform various repairs.

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**Lease Number** P2726                      **Start Date** 5/1/2024    **End Date** 4/30/2028  
**Lessee Name** DHS - County Operations  
**Address** 924 East Collin Raye Drive  
**City** DeQueen                                      **County Name** Sevier  
**Sq Ft** 6,200    **RateSF** \$11.55    **Annual Rent** \$71,610.00  
**Lessor Name** DeQuinn Investments, LLC                      **Principal** Serge Dallemand  
**Comments:** Four (4) year Lease Renewal with a flat five percent (5%) rent increase.

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**Lease Number** P2796                      **Start Date** 7/1/2024    **End Date** 6/30/2029  
**Lessee Name** University of Arkansas at Little Rock - Mid-South Training Academy  
**Address** 906 Highway 425N  
**City** Monticello                                      **County Name** Drew  
**Sq Ft** 4,000    **RateSF** \$16.48    **Annual Rent** \$65,919.96  
**Lessor Name** Triple E Enterprises, LLC.                      **Principal** Matt Echols  
**Comments:** Five (5) year Lease Renewal with a flat three percent (3%) rent increase.

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**Lease Number** P2816                      **Start Date** 5/1/2024    **End Date** 4/30/2026  
**Lessee Name** DFA - Office of Child Support Enforcement  
**Address** 3023 West 28th Avenue  
**City** Pine Bluff                                      **County Name** Jefferson  
**Sq Ft** 10,600    **RateSF** \$11.03    **Annual Rent** \$116,865.00  
**Lessor Name** Jackson & Emerson LLC                      **Principal** Kéidra Burrell  
**Comments:** Two (2) year Lease Renewal with a flat five percent (5%) rent increase and Lessor to perform various improvements.

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**LEASE RENEWALS:**

**Lease Number** P2854                      **Start Date** 3/1/2024    **End Date** 2/29/2028  
**Lessee Name** ADEE - Division of Environmental Quality  
**Address** 2212 Fowler Avenue  
**City** Jonesboro                              **County Name** Craighead  
**Sq Ft** 1,800    **RateSF** \$12.08    **Annual Rent** \$21,735.00  
**Lessor Name** JIB Enterprizes LLC                              **Principal** Isreal Dillon  
**Comments:** Four (4) year Lease Renewal with a flat five percent (5%) rent increase.

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**Lease Number** P2912                      **Start Date** 4/1/2023    **End Date** 3/31/2025  
**Lessee Name** ADC - Division of Community Correction  
**Address** 2105 Malcolm Avenue  
**City** Newport                                      **County Name** Jackson  
**Sq Ft** 3,762    **RateSF** \$9.73    **Annual Rent** \$36,600.00  
**Lessor Name** Village Mall, Inc.                              **Principal** John L. Conner, Jr.  
**Comments:** One (1) year Lease Renewal with a repair in employee restroom.

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**Lease Number** P3005                      **Start Date** 2/1/2024    **End Date** 1/31/2026  
**Lessee Name** Department of Career Education - Division of Rehabilitation Services  
**Address** 1115 Ferguson Drive  
**City** Benton                                      **County Name** Saline  
**Sq Ft** 5,300    **RateSF** \$14.17    **Annual Rent** \$75,104.52  
**Lessor Name** Commercial Development, LLC                              **Principal** G. Bart Ferguson  
**Comments:** Two (2) year Lease Renewal with a flat three percent (3%) rent increase.

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**Lease Number** P3049                      **Start Date** 4/1/2024    **End Date** 3/31/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 203 East 5th Street  
**City** Danville                                      **County Name** Yell  
**Sq Ft** 1,000    **RateSF** \$6.10    **Annual Rent** \$6,096.00  
**Lessor Name** Yell County, Arkansas                              **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** P3083                      **Start Date** 6/1/2024    **End Date** 5/31/2025  
**Lessee Name** AAD - Arkansas State Plant Board  
**Address** 131 U.S. Highway 64 West  
**City** Beebe                                      **County Name** White  
**Sq Ft** 300    **RateSF** \$3.80    **Annual Rent** \$1,140.00  
**Lessor Name** Seneca Enterprises, LLC, d/b/a Elf Storage    **Principal** James Brockway  
**Comments:** One (1) year Storage Lease Renewal with no other changes.

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**Lease Number** P3096                      **Start Date** 3/1/2024    **End Date** 2/28/2025  
**Lessee Name** Arkansas Department of the Military  
**Address** 2806 Lakewood Village Drive  
**City** North Little Rock                      **County Name** Pulaski  
**Sq Ft** 4,000    **RateSF** \$11.70    **Annual Rent** \$46,800.00  
**Lessor Name** Lakewood Village Shopping Park, LLC    **Principal** Cody Jones  
**Comments:** One (1) year Lease Renewal with a \$100.00 increase in monthly rent, and Lessor to replace multiple light bulbs/tubes.

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**Lease Number** P3212                      **Start Date** 5/1/2024    **End Date** 4/30/2026  
**Lessee Name** U of A System - Division of Agriculture - Horticulture  
**Address** 18 Freeway Drive  
**City** Little Rock                                      **County Name** Pulaski  
**Sq Ft** 150    **RateSF** \$17.44    **Annual Rent** \$2,616.00  
**Lessor Name** U-Storit, Inc.                      **Principal** N/A  
**Comments:** Two (2) year Storage Lease Renewal with no other changes.

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**Lease Number** P3244                      **Start Date** 7/1/2024    **End Date** 6/30/2025  
**Lessee Name** North Arkansas College - Adult Education  
**Address** 102 Larimer Drive  
**City** Green Forest                                      **County Name** Carroll  
**Sq Ft** 850    **RateSF** \$17.65    **Annual Rent** \$15,000.00  
**Lessor Name** Matt McKinney Investments LLC    **Principal** Matt McKinney  
**Comments:** One (1) year Lease Renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** P6019                      **Start Date** 7/1/2024    **End Date** 6/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** Madison and Holly Streets  
**City** McGehee                                      **County Name** Desha  
**Sq Ft** 352    **RateSF** \$7.67    **Annual Rent** \$2,700.00  
**Lessor Name** City of McGehee, Arkansas                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with a rent increase from \$187.43 per month to \$255.00 per month.

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**Lease Number** P6026                      **Start Date** 7/1/2024    **End Date** 6/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 102 North Center Street  
**City** Marshall                                      **County Name** Searcy  
**Sq Ft** 590    **RateSF** \$9.10    **Annual Rent** \$5,368.44  
**Lessor Name** Jesse E. Wadkins and Marian B. Wadkins    **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with a flat two percent (2%) increase in rent and Lessor to perform various repairs/improvements.

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**Lease Number** P6055                      **Start Date** 7/1/2024    **End Date** 6/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 107 Broadway Street  
**City** Pocahontas                                      **County Name** Randolph  
**Sq Ft** 883    **RateSF** \$9.06    **Annual Rent** \$8,000.00  
**Lessor Name** Randolph County, Arkansas                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with Lessor to complete minor repairs/improvements.

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**Lease Number** P6202                      **Start Date** 7/1/2024    **End Date** 6/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 718 Ash Flat Drive  
**City** Ash Flat                                      **County Name** Sharp  
**Sq Ft** 682    **RateSF** \$10.12    **Annual Rent** \$6,900.00  
**Lessor Name** Sharp County, Arkansas                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with monthly rent increasing from \$520.75 to \$575.00 per month.

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**LEASE RENEWALS:**

**Lease Number** P7010                      **Start Date** 7/1/2024    **End Date** 6/30/2026  
**Lessee Name** ADA- Forestry Division  
**Address** Section 3, Township 16  
**City** Huntsville                                      **County Name** Madison  
**Sq Ft** 0    **RateSF** \$0.00    **Annual Rent** \$1.00  
**Lessor Name** Madison County, Arkansas                      **Principal** N/A  
**Comments:** Two (2) year Public Advantage Lease Renewal with no other changes.

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**Lease Number** P7102                      **Start Date** 4/1/2024    **End Date** 3/31/2026  
**Lessee Name** DHS - County Operations  
**Address** 131 Highway 71 Bypass South  
**City** Waldron    **County Name** Scott  
**Sq Ft** 5,740    **RateSF** \$4.18    **Annual Rent** \$24,000.00  
**Lessor Name** Gary Ashford and Joan Ashford                      **Principal** Gary Ashford  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** P8101                      **Start Date** 7/1/2024    **End Date** 6/30/2026  
**Lessee Name** DHS - Division of County Operations  
**Address** 803 East Highway 64  
**City** Wynne    **County Name** Cross  
**Sq Ft** 8,246    **RateSF** \$8.98    **Annual Rent** \$74,049.12  
**Lessor Name** M & M Rentals, LLC                                      **Principal** David West  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** P8104                      **Start Date** 7/1/2024    **End Date** 6/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 142 Court Square  
**City** Dewitt    **County Name** Arkansas  
**Sq Ft** 1,200    **RateSF** \$7.50    **Annual Rent** \$9,000.00  
**Lessor Name** Jason Dobson and Rebecca Dobson                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with Lessor to perform various repairs/improvements.

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**LEASE RENEWALS:**

**Lease Number** P8142                      **Start Date** 7/1/2024    **End Date** 6/30/2026  
**Lessee Name** AAD - Forestry Division  
**Address** 2.5 Acres Land: Sec 11, Township 7 South, Range 25 West  
**City** Kirby                                      **County Name** Pike  
**Sq Ft**                                      **RateSF**                                      **Annual Rent** \$250.00  
**Lessor Name** FIA Timber Growth and Value Arkansas, LL    **Principal** Samuel Grice  
**Comments:** Two (2) year Public Advantage Lease Renewal with no other changes.

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**Lease Number** P9050                      **Start Date** 7/1/2024    **End Date** 6/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 106 Union Street  
**City** Dardanelle                                      **County Name** Yell  
**Sq Ft**                                      577    **RateSF**                                      \$9.48    **Annual Rent** \$5,469.96  
**Lessor Name** Yell County, Arkansas                                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** P9052                      **Start Date** 4/1/2024    **End Date** 3/31/2026  
**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** C & C Morrilton, Inc.                                      **Principal** Fred Briggler, Jr.  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** P9193                      **Start Date** 4/1/2024    **End Date** 3/31/2026  
**Lessee Name** Arkansas Department of Agriculture - Forestry Division  
**Address** Section 20 Township 9 South Range 16 West  
**City** Key Hill                                      **County Name** Dallas  
**Sq Ft**                                                           **RateSF**                                                           **Annual Rent** \$1.00  
**Lessor Name** William Abbott and Chris Abbott                                      **Principal** N/A  
**Comments:** Two (2) year Public Advantage Lease renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** P9405                      **Start Date** 5/1/2024    **End Date** 4/30/2025  
**Lessee Name** Commerce - DWS - Rehabilitation Services  
**Address** 2703 West 28th Street  
**City** Pine Bluff                              **County Name** Jefferson  
**Sq Ft** 5,719    **RateSF** \$9.61    **Annual Rent** \$54,972.00  
**Lessor Name** 28th St. Properties, LLC                      **Principal** E. Harley Cox  
**Comments:** One (1) year Lease Renewal with Lessor to perform various repairs/improvements.

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**Lease Number** P9407                      **Start Date** 4/1/2024    **End Date** 3/31/2026  
**Lessee Name** Commerce - DWS - Rehabilitation Services  
**Address** 2807 Broad Street  
**City** Texarkana                              **County Name** Miller  
**Sq Ft** 6,510    **RateSF** \$8.66    **Annual Rent** \$56,392.92  
**Lessor Name** KRL Properties, LLC                      **Principal** Mark D. Leverett  
**Comments:** Two (2) year Lease Renewal with a flat five percent (5%) rent increase and Lessor to perform various repairs/improvements.

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**Lease Number** P9484                      **Start Date** 7/1/2024    **End Date** 6/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 25 South 10th Street  
**City** Paris                                      **County Name** Logan  
**Sq Ft** 1,320    **RateSF** \$6.63    **Annual Rent** \$8,751.60  
**Lessor Name** H E F, INC.                      **Principal** Bill Elsken  
**Comments:** Two (2) year Lease Renewal with Lessor to complete a minor repair.

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**Lease Number** P9605                      **Start Date** 7/1/2024    **End Date** 6/30/2026  
**Lessee Name** ADEE - Division of Environmental Quality  
**Address** 775 Highway 201 North  
**City** Mountain Home                              **County Name** Baxter  
**Sq Ft** 1,584    **RateSF** \$5.49    **Annual Rent** \$8,696.16  
**Lessor Name** Leisure Homes Corporation                      **Principal** Tom Embach  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** P9701                      **Start Date** 1/1/2024    **End Date** 12/31/2025  
**Lessee Name** DHS - Division of County Operations  
**Address** 331 East 13th Street  
**City** Murfreesboro                      **County Name** Pike  
**Sq Ft** 7,500    **RateSF** \$10.10    **Annual Rent** \$75,735.00  
**Lessor Name** D.P.R. Properties, Inc.                      **Principal** Phillip White  
**Comments:** Two (2) year Lease Renewal with Lessor performing a minor repair.

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**Lease Number** P9736                      **Start Date** 3/1/2024    **End Date** 2/28/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 705 North Parrott Drive  
**City** Huntsville                      **County Name** Madison  
**Sq Ft** 1,512    **RateSF** \$8.75    **Annual Rent** \$13,230.00  
**Lessor Name** Teresa Dubberly                      **Principal** Teresa Dubberly  
**Comments:** Two (2) year Lease Renewal with a flat five percent (5%) rent increase and Lessor to perform various repairs.

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**Lease Number** P9806                      **Start Date** 5/1/2024    **End Date** 4/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 800 West Denver Street  
**City** Greenwood                      **County Name** Sebastian  
**Sq Ft** 2,000    **RateSF** \$11.22    **Annual Rent** \$22,437.24  
**Lessor Name** Matthew Yancey Real Estate, LLC                      **Principal** Matthew Yancey  
**Comments:** Two (2) year Lease Renewal with a ten percent (10%) increase the first year and a five percent (5%) increase in the second year. Lessor to complete various repairs.

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**Lease Number** P9919                      **Start Date** 3/1/2024    **End Date** 2/28/2025  
**Lessee Name** ADC - Division 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 Lessor to complete minor repairs/improvements.

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**LEASE RENEWALS:**

**Lease Number** P9921                      **Start Date** 6/1/2024    **End Date** 5/31/2026  
**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** Joyce Boswell  
**Comments:** Two (2) year Lease Renewal with Lessor to complete various repairs/improvements.

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**Lease Number** P9926                      **Start Date** 3/1/2024    **End Date** 2/28/2026  
**Lessee Name** DHS - County Operations  
**Address** 100 Weaver Avenue  
**City** Batesville                                      **County Name** Independence  
**Sq Ft** 20,600    **RateSF** \$9.75    **Annual Rent** \$200,850.00  
**Lessor Name** Independence County, Arkansas                                      **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with Lessor to perform various repairs.

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**Lease Number** P9952                      **Start Date** 5/1/2024    **End Date** 4/30/2026  
**Lessee Name** DFA - Revenue Division  
**Address** 131 North Kelly Street  
**City** Murfreesboro                                      **County Name** Pike  
**Sq Ft** 900    **RateSF** \$9.78    **Annual Rent** \$8,803.20  
**Lessor Name** Pike County Conservation                                      **Principal**  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** S8517                      **Start Date** 12/1/2023    **End Date** 11/30/2025  
**Lessee Name** Commerce - DWS - Division of Services for the Blind  
**Address** 2311 East Nettleton Avenue  
**City** Jonesboro                                      **County Name** Craighead  
**Sq Ft** 3,280    **RateSF** \$12.24    **Annual Rent** \$40,147.20  
**Lessor Name** Commerce - Division of Workforce Services                                      **Principal** N/A  
**Comments:** Two (2) year Sublease Renewal with expansion in square footage and corresponding increase in rent.

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**LEASE CHANGES:**

**Lease Number** P3294                      **Start Date** 12/11/2023    **End Date** 10/31/2028

**Lessee Name** DFA - Revenue Division

**Address** Frankie Lane, Suite 105

**City** White Hall                              **County Name** Jefferson

**Sq Ft** 2100                      **RateSF** \$14.25

**Lessor Name** Alnoor Properties, LLC                      **Principal** Adeeb Khaleel

**Comments:** Commencement Amendment to accept the Premises and allow Lessee's share of Tenant Improvement Cost to be reimbursed to Lessor in a lump sum payment

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**Lease Number** P6285                      **Start Date** 3/1/2024    **End Date** 12/31/2025

**Lessee Name** DHS - County Operations

**Address** 524 North Main Street

**City** Nashville                              **County Name** Howard

**Sq Ft** 3060                      **RateSF** \$6.49

**Lessor Name** Billy Ray Jones c/o Craig Jones                      **Principal** Billy Ray Jones

**Comments:** Change Amendment with change in Lessor name and mailing address.

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**LEASE CANCELLATIONS:**

**Lease Number** N9406

**Lessee Name** Harbor House, Incorporated of Fort Smith, Arkansas

**Address** 604 Walnut Street

**City** Texarkana **County Name** Miller

**Lessor Name** ADC - Division of Community Correction

**Comments:** Lessor and Lessee allowed Lease to expire effective 2/29/24  
with no further obligation by either party.

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## II. Construction Section

### Contracts:

Current Projects under Contract:	122		
Value of Current Projects:		\$	156,669,846.61
New Contracts:	8		
(See attached New Contract report)			
Value of New Contracts:		\$	15,711,905.50
Change Orders approved:	11		
(See attached Change Order report)			
Change Order Increase:		\$	645,849.61
Change Order Decrease:		-\$	3,382.03
Projects Completed:	7		
Value of Completed Projects:		\$	10,986,070.24

### Bid Process and Openings:

Projects in the Bid Process	38
Bid Openings:	
(See attached Bid Opening Report)	4
Emergency Bid:	0
Rebid Projects:	0
Projects Within Budget:	3
Project Over Budget	1

### Project Observations:

Field Inspections Conducted:	50
Final Inspections Conducted	3

## 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>4802301</b>	<b>Department of Correction</b>	\$4,660,957.57
Tucker Unit WTP Improvements		\$5,900,000.00
2 /27/2024	McClelland Consulting Engineers,Inc.	Design / Bid / Build
2:00:00 PM	Baldwin & Shell Construction Company	
<b>6452401</b>	<b>Department of Health</b>	\$961,826.00
ADH Main Campus Cooling Towers		\$488,473.00
2 /13/2024	Insight Engineering, PLLC	Design / Bid / Build
2:00:00 PM	River City Mechanical. Inc	
<b>7102404</b>	<b>Department of Human Services</b>	\$386,000.00
Boiler Replacement at Arkadelphia HDC		\$197,165.00
2 /6 /2024	Insight Engineering, PLLC	Design / Bid / Build
2:00:00 PM	Middleton, Inc.	
<b>7102407</b>	<b>Department of Human Services</b>	\$220,000.00
Replace Chiller Commons Bldg. BHDC		\$176,597.00
2 /21/2024	Lockeby & Associates, Inc.	Design / Bid / Build
2:00:00 PM	Middleton, 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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**Department of Human Services**

7102311	Asbestos Abatement Units 3, 4, and 5 at ASH	\$433,000.00
2 /6 /2024	Morris and Associates Architects, Environmental Co Environmental Protection Associates	

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**Department of Parks, Heritage and Tourism**

9002305	Day Use Improvements Withrow Springs	\$463,000.00
2 /14/2024	CEI Engineering Associates, Inc. Steep Creek LLC	

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9002322	Yancopin to AR River Bridge TAP-18	\$11,700,000.00
2 /13/2024	Alta Planning + Design Pioneer Civil Construction, Inc.	

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9002407	Mather Lodge Hospitality Improvements PJSP	\$107,000.00
2 /8 /2024	Taylor-Kempkes Architects Wagner General Contractors, Inc	

9002408	Visitor Center Day Use Road Pinnacle Mountain SP	\$1,113,973.80
2 /23/2024	McClelland Consulting Engineers, Inc. Redstone Construction Group, Inc. & Divi	

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**Department of the Military**

9752234	CMTC 1687 Renovation	\$1,037,500.00
2 /8 /2024	Cromwell Architects Engineers Wohali LLC	

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9752313	Nebraska Ave Underground PH 2	\$400,000.00
2 /13/2024	Halff K & E Construction, Inc.	

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**Division of Environmental Quality**

9302301	Van Meter Coal Mine Reclamation AML	\$457,431.70
2 /6 /2024	Civil & Environmental Consultants Inc Taylor-Hendrix LLC	

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## Change Order Summary

**4802201 Department of Correction**

Lockeby & Associates, Inc.

Lethal Fence Control System Renovation

Tri-State Electric of Jonesboro

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /1 /2024	2	Unforeseen Condition	\$29,500.00	\$0.00	0
2 /1 /2024	2	Time Extension	\$0.00	\$0.00	334

**6151705 TSS Division of Building Authority**

AMR

Justice Building 2020 Additions / Renovation

Wagner General Contractors, Inc

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /14/2024	26	Item Not Shown Or Specified	\$3,587.02	\$0.00	0
2 /14/2024	26	Unforeseen Condition	\$4,269.38	\$0.00	0
2 /14/2024	26	Time Extension	\$0.00	\$0.00	60
2 /14/2024	26	Owner Requested	\$0.00	(\$3,382.03)	0

**6152309 TSS Division of Building Authority**

Stocks-Mann Architects, PLC

4th Floor Module A Reno Mac Building

Carson & 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>
2 /5 /2024	1	Owner Requested	\$8,977.00	\$0.00	0
2 /27/2024	2	Owner Requested	\$517,927.79	\$0.00	0

**6152401 TSS Division of Building Authority**

Division of Building Authority, In-House

State Surplus Reno of Office and Restrooms

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>
2 /1 /2024	1	Owner Requested	\$22,663.55	\$0.00	0
2 /28/2024	2	Owner Requested	\$4,318.85	\$0.00	0

**7102211 Department of Human Services**

Insight Engineering, PLLC

Electrical Upgrades, Conway HDC

Fleming Controls & Power Services

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /26/2024	2	Unforeseen Condition	\$29,876.00	\$0.00	0
2 /26/2024	2	Time Extension	\$0.00	\$0.00	136

<b>8652201</b>	<b>Division of Heritage</b>				Robert M Schelle Architect
Fort Curtis Renovation					
Rowan Construction Services, LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /12/2024	2	Time Extension	\$0.00	\$0.00	90
<b>9002314</b>	<b>Department of Parks, Heritage and Tourism</b>				Ecological Design Group, Inc
Visitor Center Landscape Improvements					
Frank Sharum Landscape Design, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /20/2024	2	Owner Requested	\$8,944.00	\$0.00	0
<b>9002319</b>	<b>Department of Parks, Heritage and Tourism</b>				Witsell Evans Rasco Architects / Planners
Heathercliff Renovation Queen Wilhelmina SP					
Nabholz Construction Corp					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /23/2024	3	Unforeseen Condition	\$12,508.52	\$0.00	0
<b>9752208</b>	<b>Department of the Military</b>				Tim A. Risley & Associates
CMTc Bldg 1450 Renovation					
A4 Services, LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /12/2024	2	Time Extension	\$0.00	\$0.00	5
2 /12/2024	2	Unforeseen Condition	\$3,277.50	\$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>
4802302 Repair and Addition of Tucker Unit Gates 2/16/2024 \$599,029.00 Lockeby & Associates, Inc.	Department of Correction Tucker, AR 2/26/2024 NA No	Public Bid Other Waiting for Responses NA NA
4802401 New Classroom Building 2/26/2024 \$3,000,000.00 Wittenberg, Delony & Davidson, Inc.	Department of Correction Tucker Unit 2/29/2024 13,529 No	Public Bid Approval to Bid Closed \$ 221.74 NA
4802403 McPherson Unit Industry Building Fire 2/27/2024 \$300,000.00 Wittenberg, Delony & Davidson, Inc.	Department of Correction Newport, AR 2/27/2024 21,600 No	Public Bid Plan Review Submittal Waiting for Responses \$ 13.00 NA
6452402 Roof Replacement and Exterior 2/15/2024 \$444,059.46 Stocks-Mann Architects, PLC	Department of Health Little Rock, AR  18,124 No	Public Bid Plan Review Submittal Open for Review \$24.50 NA
7102401 Renovations/Expansion Hickory Unit 23 2/14/2024 \$1,200,000.00 Stocks-Mann Architects, PLC	Department of Human Services Warren, AR 2/27/2024 0 No	Public Bid Approval to Bid Closed NA NA
7102409 Tuckpoint and Waterproof Bldg #7 AHC 2/28/2024 \$333,300.00 Morris & Associates	Department of Human Services Benton, AR 2/29/2024 15,000 No	Public Bid Approval to Bid Closed \$ 20.00 NA
7102410 Re-roof, Tuckpoint, Waterproof, APP 1/25/2024 \$380,500.00 Morris & Associates	Department of Human Services Little Rock, AR 2/12/2024 0 No	Public Bid Plan Review Submittal Closed NA NA
9002402 Shared Use Path Phase 1 (RTP 17 & 8)(S) 10/31/2023 \$1,067,062.50 PMI (Pollution Management, Inc.)	Parks, Heritage & Tourism Pinnacle Mountain State Park 2/5/2024 NA Yes	Public Bid Approval to Bid Closed NA 9/9/2023



<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>
9002404 Campground Renovation 2/21/2024 \$3,272,316.00 PMI (Pollution Management, Inc.)	Parks, Heritage & Tourism Lake Chicot State Park 2/27/2024 NA No	Public Bid Other Waiting for Responses NA NA
9002410 Roof Replacement at Skillet and Theatre 2/16/2024 \$132,075.85 Parks and Tourism In-House	Parks, Heritage & Tourism Ozark Folk Center  14,228 No	Public Bid Plan Review Submittal Open for Review \$ 9.28 NA
9002417 Lodge Spa Improvements 2/27/2024 \$196,612.00 Taylor Kempkes Architects, P.A.	Parks, Heritage & Tourism DeGray Lake Resort  780 No	Public Bid Approval to Bid Open for Review \$ 252.06 NA
9002420 Wastewater System Improvements 1/18/2024 \$832,057.25 Halff Associates	Parks, Heritage & Tourism Lake Charles State Park 2/1/2024 7,500 No	Public Bid Plan Review Submittal Waiting for Responses \$ 110.94 NA
9002421 Pool Repairs 2/27/2024 \$372,000.00 Taylor Kempkes Architects, P.A.	Parks, Heritage & Tourism Crater of Diamonds State Park 2/28/2024 1,188 No	Public Bid Approval to Bid Closed \$ 313.10 NA
9002422 Spring Lake Trail Improvements (TAP)(S) 2/1/2024 \$490,431.00 Halff + Marlar	Parks, Heritage & Tourism Mammoth Springs State Park  NA	Public Bid Plan Review Submittal Open for Review NA
9002423 Day Use Renovation 2/1/2024 \$593,840.50 Crafton-Tull in LR	Parks, Heritage & Tourism Lake Charles State Park 3/1/2024 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9602401 Diving Track Drainage Improvements 2/14/2024 \$400,000.00 Crafton Tull Sparks	Arkansas State Police Camp Robinson, North Little Rock, AR 2/16/2024 NA No	Public Bid Approval to Bid 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**

9752323  
Clarksville Armory Latrine Renovation  
1/25/2024  
\$226,734.38  
Crafton Tull Sparks

Military Department  
Clarksville, AR  
2/8/2024  
900  
No

Public Bid  
Plan Review Submittal  
Waiting for Responses  
\$ 252.00  
NA

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9752327  
CMTC Range 25 Modifications  
2/21/2024  
\$1,875,849.00  
Garver Engineers

Military Department  
Fort Chaffee, AR  
NA

Public Bid  
Plan Review Submittal  
Open for Review  
NA

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9752328  
CMTC Range 30 Modifications  
2/21/2024  
\$1,061,357.00  
Garver Engineers

Military Department  
Fort Chaffee, AR  
NA

Public Bid  
Plan Review Submittal  
Open for Review  
NA

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## Public School Accessibility Reviews

February 2024

<b>Project #</b>	<b>Project Description Review Type</b>	<b>Date Received</b>	<b>Date Completed</b>	<b>School District Current Status</b>
5002413	Middle School Campus Addition Plan Review Submittal Approval to Proceed	1/2/2024 2/7/2024	2/4/2024 2/13/2024	Southside Schools Waiting for Responses Closed
5002414	A.L.E. Building Approval to Proceed	2/26/2024	2/27/2024	Marion Schools Closed
5002415	New High School Plan Review Submittal	2/6/2024	2/8/2024	Pine Bluff Schools Waiting for Responses
5002416	New Administration Building Approval to Proceed	2/6/2024	2/13/2024	Wynne Schools Closed
5002417	Animal Barn Plan Review Submittal	2/27/2024		DeQueen Schools Open for Review