

DIVISION OF BUILDING AUTHORITY

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www.aba.arkansas.gov

MEMORANDUM

TO:

Arkansas Legislative Council

Marty Garrity, Director, Bureau of Legislative Research

FROM:

Anne W. Laidlaw, Director

RE:

November 2018 Monthly Report

DATE:

December 7, 2018

Cc:

Governor Asa Hutchinson

Larry Walther, DFA Director

Pursuant to Arkansas Code Annotated § 22-2-108 (13), please find enclosed the documents which outline the Division of Building Authority's activities for the month of November 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 November, 2018

I. Real Estate Services

NEW LEASES:

P3120 Lease Number

Start Date

12/1/2018

End Date

11/30/2019

Lessee Name

The Board of Trustees of the University of Arkansas, Division of Agriculture, Co

Property Name

Address

121 North Main Street

City

Searcy

County Name

White

Sq Ft

132 RateSF \$43.18

Annual Rent

\$5,700

Lessor Name

Think Properties LLC

Principal Mathew Faulkner

Comments:

New one (1) year Lease for Executive-Style Office Space for U of A

Cooperative Extension Services in Searcy.

Lease Number

S8507

Start Date

9/1/2018

End Date

6/30/2019

Lessee Name

Black River Technical College-Adult Education

Property Name

Address

1015 Linwood Drive

City

Paragould

County Name

Greene

Sq Ft

331 RateSF \$12.52

Annual Rent

\$4,144

Lessor Name

Arkansas Department of Workforce Service Principal N/A

Comments:

New one (1) year State-to-State Sublease between DWS and Black River

Technical College.

LEASE RENEWALS:

Lease Number N9307 Start Date 12/1/2018 End Date 11/30/2021

Lessee Name Employment and Training Services, Inc.

Address 2311 East Nettleton Avenue

City Jonesboro County Name Craighead

Sq Ft 1,795 RateSF \$12.24 Annual Rent \$21,970.80

Lessor Name Arkansas Department of Workforce Service Principal N/A

Comments: Three (3) year Sublease Renewal to match Master Lease term ending 11-30-21

(P2418).

Lease Number P2200 Start Date 5/1/2019 End Date 4/30/2021

Lessee Name DFA - Revenue Division

Address 205 West Jefferson Street

City Mountain View County Name Stone

Sq Ft 2,000 RateSF \$7.80 Annual Rent \$15,600.00

Lessor Name Napat, LLC Principal Nathan Foust

Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P2378 Start Date 4/1/2019 End Date 3/31/2021

Lessee Name DFA - Revenue Division

Address 506 West Gaines Avenue

City Monticello County Name Drew

Sq Ft 2,691 RateSF \$8.17 Annual Rent \$21,977.76

Lessor Name Mid-Town Properties Principal Tommy Newman

Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P2482 Start Date 1/1/2019 End Date 12/31/2019

Lessee Name Arkansas State Military Department

Address 1150 North Museum Road

City Conway County Name Faulkner

Sq Ft 1,359 RateSF \$13.37 Annual Rent \$18,170.88

Lessor Name Capital Investments of Conway, LLC. Principal Keller Johnson

Comments: One (1) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P2649 Start Date 1/1/2019 End Date 12/31/2020

Lessee Name Arkansas State Military Department

Address 2050 Hardin Drive

City Jacksonville County Name Pulaski

Sq Ft 1,500 RateSF \$16.50 Annual Rent \$24,750.00

Lessor Name MRP Jacksonville AR, LLC Principal Joseph McClary

Comments: Two (2) year Lease Renewal with Lessor repainting, reflooring, and performing

various repairs of Premises.

Lease Number P2727 Start Date 7/1/2018 End Date 6/30/2019

Lessee Name Arkansas Department of Workforce Services

Address 400 Edison Avenue

City Benton County Name Saline

Sq Ft 6,750 RateSF \$8.95 Annual Rent \$60,410.53

Lessor Name Central Arkansas Planning and Developmen Principal Rodney Larsen

Comments: One (1) year Sublease Renewal with square footage increase and subsequent

rent increase.

Lease Number P2835 Start Date 3/1/2019 End Date 2/28/2021

Lessee Name DFA - Revenue Division

Address 2401 South D Street

City Bentonville County Name Benton

Sq Ft 7,772 RateSF \$21.94 Annual Rent \$170,517.72

Lessor Name Young and Young Development Co. LLC Principal J.R. Young

Comments: Two (2) year Lease Renewal with Additional Rent fully-amortized (effective 2-28-

19) and not included for this Renewal Term.

Lease Number P9534 Start Date 11/1/2018 End Date 10/31/2020

Lessee Name DHS - County Operations

213 Houston Avenue

Address

City Perryville County Name Perry

 Sq Ft
 5,565
 RateSF
 \$7.68
 Annual Rent
 \$42,739.20

Lessor Name Perry County Industrial Development Corpor Principal Chris Branscum

Comments: Two (2) yease Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number p9728 Start Date 3/1/2019 End Date 2/29/2020

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 VRC Companies, LLC Principal Danny Palo

Comments: One (1) year Lease Renewal with change in Lessor name.

Lease Number p9919 Start Date 12/1/2018 End Date 11/30/2019

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 no other changes.

LEASE CHANGES:

Lease Number P3047 10/8/2018 10/31/2028 Start Date End Date

DHS - County Operations Lessee Name

Address 1802 Highway 71 North

City Mena County Name Polk

\$13.85 Sq Ft 8285 RateSF

Lessor Name Danny and Renae Powell Principal Danny Powell

Comments: Lease Commencement Amendment to reflect 10-8-18 effective start date and

285 square foot Premises increase.

Lease Number P9387 Start Date 8/31/2018 End Date 10/31/2019

Department of Career Education - Division of Rehabilitation Services Lessee Name

507 Cherry Street Address

City Helena County Name **Phillips**

Sq Ft 2200 RateSF \$9.00

SIG Properties LLC Lessor Name Principal Kyle Stoner

Comments: Change Amendment to reflect change in Lessor and Lessor address effective 8-

County Name

Cleveland

31-18.

P9725 11/1/2018 7/31/2019 Lease Number Start Date End Date

DFA - Revenue Division Lessee Name

Address 5th and Sycamore Street

City Sq Ft 1200 RateSF \$7.60

Lessor Name Troy Bradley, Lorice Bradley, and Benita M Principal Troy Bradley

Change Amendment to reflect Lessor name change and new Lessor mailing Comments:

address.

Rison

Lease Number S8355 Start Date 11/1/2018 End Date 6/30/2019

Arkansas State Board of Election Commissioners Lessee Name

501 Woodlane Street Address

Little Rock Pulaski City County Name

> 5181 Sq Ft RateSF \$13.54

Lessor Name DFA - Division of Building Authority Principal N/A

Change Amendment to reflect a 41 rentable square foot decrease and Comments:

subsequent rent decrease.

LEASE CHANGES:

Lease Number S8498 Start Date 11/7/2018 End Date 3/31/2024

Lessee Name Arkansas Martin Luther King, Jr. Commission

Address 906 Broadway Street

City Little Rock County Name Pulaski

Sq Ft 3579 **RateSF** \$9.53

Lessor Name Department of Arkansas Heritage Principal N/A

Comments: Lease Commencement Amendment with start date of 11-7-18. Sixty-five (65)

month, agency-to-agency lease between Dept. of Ark Heritage and MLK

Commission.

LEASE CANCELLATIONS:

Lease Number

P2859

Lessee Name

University of Arkansas at Fort Smith

Address

7000 Taylor Street

City

Fort Smith

County Name

Sebastian

Lessor Name

Fort Chaffee Redevelopment Authority

Comments:

U of A Fort Smith letting lease expire effective 10-31-18 with no

further obligation by either party.

Lease Number

P3068

Lessee Name

University of Arkansas - Pulaski Technical College

Address

400 Edison Avenue

City

Benton

County Name

Saline

Lessor Name

Central Arkansas Planning and Development District, Inc.

Comments:

Lease terminating effective 6-30-18 and replaced with sublease

#63-693-P3123.

Lease Number

S8482

Lessee Name

Arkanas Department of Veterans Affairs

Address

2311 East Nettleton Avenue

City

Jonesboro

County Name

Craighead

Lessor Name

Arkansas Department of Workforce Services

Comments:

Arkansas Department of Veterans Affairs letting sublease

expire effective 11-30-18.

II. Construction Section

Contracts:

103 Current Projects under Contract: Value of Current Projects: \$ 97,538,348.01 11 New Contracts: (See attached New Contract report) \$ Value of New Contracts: 3,673,229.92 Change Orders approved: 10 (See attached Change Order report) Change Order Increase: \$ 438,450.07 Change Order Decrease: -\$ 50,344.37 5 Projects Completed: Value of Completed Projects: \$ 1,570,527.12

Bid Process and Openings:

Projects in the Bid Process 23

Bid Openings:
(See attached Bid Opening Report) 10

Emergency Bid: 0

Rebid Projects: 4

Projects Within Budget: 8

Project Over Budget 2

Project Observations:

Field Inspections Conducted: 45
Final Inspections Conducted 3

Bid Openings	
Project Number / Name Bid Date Bid Time Agency Name Design Professional Name Apparent Low Bidder Name	Certified Funds Bid Amount Method of Contracting
6151907 DFA- Division of Building Authority Boiler Replacement - Public Service Commission Bldg 11/29/2018 Pettit & Pettit Consulting Engineers, Inc. 2:30:00 PM River City Mechanical. Inc	\$190,000.00 \$144,438.00 Design / Bid / Build
6301901 Dept. of Finance & Administration - Revenue Service Div. Ledbetter Building North Elevator Renovation 11/6 /2018 Lockeby & Associates, Inc. 2:30:00 PM Otis Elevator Company	\$350,000.00 \$331,696.00 Design / Bid / Build
7101904 Department of Human Services Repair of Ground Storage Tank at Mansfield JTC 11/28/2018 Morris and Associates Architects, Environmental Consultants 2:00:00 PM Leher Painting Enterprises, Inc.	\$95,000.00 \$94,777.00 Design / Bid / Build
8651901 Department of Arkansas Heritage Central Administration 2018 Improvements, Jacob Wolf House Historic Site 11/20/2018 JAMESON Architects P.A. 3:00:00 PM Jones Consulting, Inc.	\$292,500.00 \$289,900.00 Design / Bid / Build
9001808 Arkansas Department of Parks and Tourism New Equipment Shed & Flammable Storage Bldg. 11/29/2018 AMR 2:00:00 PM Cornerstone Construction of Russellville, Inc.	\$222,000.00 \$196,849.00 Design / Bid / Build
9001817 Arkansas Department of Parks and Tourism Sidewalk at Cane Creek State Park 11/20/2018 Pollution Management, Inc. 2:00:00 PM Wooster Construction	\$300,000.00 \$247,838.00 Design / Bid / Build
9301704 Arkansas Department of Environmental Quality Remedial Action Construction Proj. DAMCO Inc. Ph.2 11/20/2018 FTN Associates, Ldt. 2:30:00 PM The Southern Company of North Little Rock, Inc.	\$992,788.00 \$1,174,080.10 Design / Bid / Build
9551901 Arkansas State Crime Labortory ASCL - Serology Lab Renovation 11/6 /2018 Hight-Jackson Associates, P.A. 2:00:00 PM Cornerstone Construction of Russellville, Inc.	\$418,458.80 \$551,431.00 Design / Bid / Build
9751812 Military Department of Arkansas RMTC Building 4630 LED Lighting Upgrade 11/27/2018 Pack Engineering 2:00:00 PM Michael Kee Electric, Inc.	\$275,000.00 \$271,750.00 Design / Bid / Build

	New Contracts	
Agency Name	e Project Name	
Project Number Design Professional Name		
Date Approve	ed Contractor Name	Contract Amount
Arkansas Do	epartment of Environmental Quality	
9301801	Former Varnadore Coal Mine	\$599,960.00
11/8 /2018	FTN Associates, Ldt.	
	Axioo Construction, Inc.	
Arkansas Do	epartment of Parks and Tourism	
9001814	Courtesy Dock at Lake Fort Smith	\$160,059.00
11/6 /2018	CEI Engineering Associates, Inc.	
	Williamson Boat Docks, Inc.	
9001821	Lodge and Cabin Connection Trails	\$378,100.00
11/6 /2018	CEI Engineering Associates, Inc.	
	Cove Creek Construction, Inc	
9001903	Bladesmith School Roof Replacement at HWSP	\$91,260.00
11/5 /2018	Department of Parks & Tourism, In-House	
	Noland Construction, Inc.	
Arkansas St	ate Police	
9601802	Roof Replacement at Troop G Headquarters	\$42,926.92
11/5 /2018	Terry Burruss Architect, Inc.	
	Trumble Construction Inc.	
Department	of Human Services	
7101902	Reroof Buildings 14 & 21 at Arkansas Health Benton	\$135,000.00
11/20/2018	Morris and Associates Architects, Environmental Co	
	Freedom Roofing Solutions, Inc.	
Dept. of Fina	ance & Administration - Revenue Service Div.	
6301901	Ledbetter Building North Elevator Renovation	\$331,696.00
11/20/2018	Lockeby & Associates, Inc.	
	Otis Elevator Company	

Agency Name Project Numb Date Approve	per Design Professional Name	Contract Amount
Military Dep 9751646	partment of Arkansas CMTC Building 2466 Renovation	\$996,700.00
11/9 /2018	Bernhard TME, Pick-It Construction Inc.	
9751717 11/2 /2018	CMTC Bridge 19 Repair, State Military Department Hawkins-Weir Steve Beam Construction, Inc.	\$492,135.00
9751823 11/20/2018	CMTC Building 1368 Renovation Tim A. Risley & Associates Wohali LLC	\$149,499.00
9751825 11/8 /2018	CMTC Building 1615 Renovation Studio 6 Architects Wohali LLC	\$295,894.00

Project Number / Name	Agency Name	Certified Funds
Bid Date	Design Professional Name	Bid Amoun't
Bid Time	Apparent Low Bidder Name	Method of Contracting
9751813 Military De	epartment of Arkansas	\$295,000.00
RMTC Building 4601 LED	Lighting Upgrade	\$370,060.00
11/27/2018 Pack Enginee	ring	Design / Bid / Build
2:30:00 PM Michael Kee	Electric, Inc.	

		Change Order St	ımmary		
Continuation	of Repl	Division of Building Authority ace N. Boiler/ AHU 501 Bldg. A (Arkansas), Inc.	Cromwell Ard	chitects Engineers	
Date		Change Order Reason	Amount Increase	Amount Decrease	Days
11/29/2018	2	Unforeseen Condition	\$4,022.30	\$0.00	0
11/29/2018	2	Owner Requested	\$5,787.61	\$0.00	0
Masonic Bui	lding Ge	ment of Human Services enerator at Booneville HDC er aka Precise Heating Air & Electric	Lockeby & As	ssociates, Inc.	
Date ·	C/O #	Change Order Reason	Amount Increase	Amount Decrease	Days
11/26/2018	1	Unforeseen Condition	\$11,649.38	\$0.00	0
	ements f	ment of Arkansas Heritage Central Admir för 906 Broadway in Little Rock Inc	istration JAMESON A	rchitects P.A.	
Date	C/O #	Change Order Reason	Amount Increase	Amount Decrease	Days
11/30/2018	3	Substitution / Alternative Method	\$0.00	(\$2,269.98)	0
11/30/2018	3	Item Not Shown Or Specified	\$2,893.50	\$0.00	0
11/30/2018	3	Unforeseen Condition	\$17,806.56	\$0.00	0
11/30/2018	3	Owner Requested		(\$40,411.86)	0
11/30/2018	3	Time Extension	\$0.00	\$0.00	22
	Renova	as Department of Parks and Tourism tion Village Creek State Park tractors, Inc	AMR		
Date	C/O #	Change Order Reason	Amount Increase	Amount Decrease	Days
11/7 /2018	3	Unforeseen Condition	\$175,109.80	\$0.00	0
Marina Boat	Dock B	as Department of Parks and Tourism and C Replacement Lake Ouachita ction Company, Inc.	McClelland C	onsulting Engineers,It	10.
Date	C/O #	Change Order Reason	Amount Increase	Amount Decrease	Days
11/29/2018	2	Code / Regulation / Rule	\$23,736.00	\$0.00	0
11/29/2018	2	Time Extension	\$0.00	\$0.00	21
·					—

9601705 Arkansas State Police	Hight-Jackson	Hight-Jackson Associates, P.A.		
New Troop L HQ				
Turn Key Construction Management, Inc,				
Date C/O # Change Order Reason	Amount Increase	Amount Decrease	Days	
11/16/2018 6 Owner Requested	\$139,595.61	\$0.00	0	
9751724 Military Department of Arkansas	Stocks-Mann	Architects, PLC		
Building 2600 Modernization - IT Admin / Storage				
Shields & Associates, Inc.				
Date C/O # Change Order Reason	Amount Increase	Amount Decrease	Days	
11/28/2018 3 Time Extension	\$0.00	\$0.00	15	
9751727 Military Department of Arkansas CMTC Building 1747 Dining Hall Renovation Wohali LLC	E-Squared Ar P.A.	rchitecture & Interior I	Design,	
Date C/O # Change Order Reason	Amount Increase	Amount Decrease	Days	
11/26/2018 1 Time Extension	\$0.00	\$0.00	76	
11/26/2018 1 Substitution / Alternative Method	\$0.00	(\$856.53)	0	
11/26/2018 1 Unforeseen Condition	\$45,907.77	\$0.00	0	
9751740 Military Department of Arkansas RMTC Building 1301 AON Renovation Shields & Associates, Inc.	Lockeby & A	ssociates, Inc.		
Date C/O # Change Order Reason	Amount Increase	Amount Decrease	Days	
11/8 /2018 4 Time Extension	\$0.00	\$0.00	43	
11/8 /2018 4 Owner Requested	\$11,941.54	\$0.00	0	
9751832 Military Department of Arkansas	Stuck Associa	ates Architects		
PEC Fire Alarm Upgrade, State Military Department Arkansas Automatic Sprinklers United Fire Suppression				
Date C/O # Change Order Reason	Amount Increase	Amount Decrease	Days	
11/28/2018 1 Owner Requested	\$0.00	(\$6,806.00)	0	

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
4801702A Barrack 10 Toilet Renovations 11/27/2018	Department of Correction Pine Bluff, AR	In House Labor Plan Review Submittal Open for Review
\$20,000.00 Lockeby & Associates, Inc.	200	\$ 100.00
5101901 ANCRC-WPA Infirmary Rehabilitation	Arkansas School for the Blind Little Rock, AR	Public Bid Plan Review Submittal
11/29/2018 \$365,000.00	3,340	Open for Review \$ 109.28
Smith Associates Architects, PA		
5131901	Arkansas School for the Deaf	Public Bid Approval to Bid
Elevator Project at Parnell Hall 11/19/2018	Little Rock, AR 11/26/2018	Closed
\$757,534.00	NA	NA
Smith Associates Architects, PA	No .	NA NA
5521901	Northwest Technical Institute	Public Bid
Welding Center	Springdale, AR	Approval to Bid
11/20/2018	10.500	Open for Review
\$2,675,000.00 Wittenham Dalany & Davidson Inc	13,500 Yes	198.15 Pending
Wittenberg, Delony & Davidson, Inc.	165	1 chang
6151901A	DFA/Division of Building Authority	Public Bid
Asbestos Abatement Ground Floor S., 501	Little Rock, AR	Approval to Bid
11/14/2018	11/29/2018	Closed \$ 21.38
\$130,410.00 EMTEC	6,100 No	, 21.36 NA
6151907	DFA/Division of Building Authority	Public Bid
Boiler Replacement at Public Svc Bldg	Little Rock, AR	Approval to Bid
10/17/2018	11/2/2018	Closed
\$190,000.00	45,334	\$ 4.19
Pettit & Pettit Consulting Engineers, Inc.	No	NA
7101905	Department of Human Services	Emergency Bid
Emergency Drainage Repairs	Arkansas State Hospital	Plan Review Submittal
11/19/2018 \$74,500.00	11/29/2018 NA	Waiting for Responses NA
Morris & Associates	No No	NA NA
7101906	Department of Human Services	Public Bid
Replace Electrical Panels	Jonesboro HDC	Plan Review Submittal
11/20/2018	27.4	Open for Review
\$149,500.00	NA	NA
Lockeby & Associates, Inc.		

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
7101907 Sidewalk and Parking Lot Lighting 11/28/2018 \$212,600.00 Lockeby & Associates, Inc.	Department of Human Services Arkadelphia HDC NA	Public Bid Plan Review Submittal Open for Review NA
9001818 Site Improvements 11/6/2018 \$137,567.65 McClelland Engineering	Parks & Tourism Louisiana Purchase State Park 18,000 Yes	Public Bid Approval to Bid Open for Review \$ 7.64 7/30/2018
9001905 Upgrade Gift Shop 10/5/2018 \$459,470.76 Borne' Firm Architects	Parks & Tourism Ozark Folk Center State Park 11/27/2018 4,816 No	Public Bid Plan Review Submittal Waiting for Responses \$ 131.58 NA
9001906 New Toilet Facility 11/2/2018 \$239,725.20 Taylor Kempkes Architects, P.A.	Parks & Tourism Plantation Agriculture Museum State Park 3,942	Public Bid Plan Review Submittal Open for Review \$ 60.80
9001907 Phase 1 Turf Replacement 11/19/2018 \$517,345.00 Wittenberg, Delony & Davidson, Inc.	Parks & Tourism War Memorial Stadium 11/26/2018 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9001908 Methodist Church Roof Renovation 11/22/2018 \$83,356.71 WER Architects	Parks & Tourism Powhatan State Park 2,430	Public Bid Plan Review Submittal Open for Review \$ 34.30

Public School Accessibility Reviews November 2018

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5001915	Safe Room and Pre K Approval to Proceed	11/30/2018		Southside Schools Open for Review
5001917	New Vo-Ag Building Plan Review Submittal	11/2/2018	11/13/2018	West-Side Schools Waiting for Responses
5001918	Girls Athletic Dressing l Approval to Proceed	Facility 11/9/2018		Foreman Schools Closed
5001919	Baseball Concession and Plan Review Submittal	i Restrooms 11/20/2018		Cedarville Schools Waiting for Responses
5001920	New Indoor Practice Fac Plan Review Submittal	oility 11/20/2018		Hot Springs Schools Open for Review