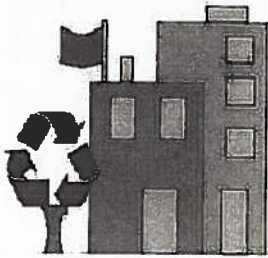


**Arkansas  
Building  
Authority**



**MIKE BEEBE, GOVERNOR • ANNE W. LAIDLAW, DIRECTOR**

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**MEMORANDUM**

**TO:** David Ferguson, Director  
Arkansas Legislative Council

**FROM:** Anne W. Laidlaw, Director *AWL*

**RE:** May 2012 Monthly Report

**DATE:** June 7, 2012

**Cc:** Governor Mike Beebe  
ABA Council Members

Please find enclosed documents which outline Arkansas Building Authority's activities for the month of May. The enclosed materials pertain to those duties performed by this agency with regards to capital improvements (design review and construction) and leasing transactions. The information is being provided to you pursuant to Ark. Code Ann. §22-2-108 (13).

Should the Council have any questions regarding this report, please do not hesitate to call.

# **ARKANSAS BUILDING AUTHORITY**

**Monthly Report  
May, 2012**

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

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

<b><i>Lease Number</i></b>	N9289	<b><i>Start Date</i></b>	8/4/2011	<b><i>End Date</i></b>	8/4/1961
<b><i>Lessee Name</i></b>	The City of Jonesboro				
<b><i>Property Name</i></b>	Approximately 59.25 acres of land in Jonesboro/Craighead Co				
<b><i>Address</i></b>					
<b><i>City</i></b>	Jonesboro	<b><i>County Name</i></b>	Craighead		
	<b><i>Sq Ft</i></b>	59	<b><i>RateSF</i></b>	\$100.00	<b><i>Annual Rent</i></b> \$5,925
<b><i>Lessor Name</i></b>	DHS - DDS Board		<b><i>Principal</i></b>	n/a	
<b><i>Comments:</i></b>	New fifty (50) year land lease for LESSEE to operate an athletic complex on the Premises.				

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**LEASE RENEWALS:**

**Lease Number** N9140      **Start Date** 7/1/2011      **End Date** 6/30/2016  
**Lessee Name** Sprint Spectrum L.P.  
**Address** 1515 West 7th Street  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 121      **RateSF** \$0.00      **Annual Rent** \$18,720.00  
**Lessor Name** Arkansas Building Authority      **Principal** n/a  
**Comments:** Renewal for five (5) year term with an approximate 4% increase in rent.

---

**Lease Number** P2047      **Start Date** 6/1/2012      **End Date** 5/31/2016  
**Lessee Name** DFA - Revenue Division  
**Address** 707 South Lincoln  
**City** Siloam Springs      **County Name** Benton  
**Sq Ft** 2,400      **RateSF** \$14.30      **Annual Rent** \$34,320.00  
**Lessor Name** Jonathan Barnett      **Principal** Jonathan Barnett  
**Comments:** Four (4) year renewal with no changes.

---

**Lease Number** P2060      **Start Date** 7/1/2012      **End Date** 6/30/2013  
**Lessee Name** UAMS - AR Cancer Research Center  
**Address** 1401 Murphy Drive  
**City** Maumelle      **County Name** Pulaski  
**Sq Ft**      **RateSF**      **Annual Rent** \$3,600.00  
**Lessor Name** Vital Records Control of AR, Inc.      **Principal** Danny Palo  
**Comments:** One year renewal with no changes.

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**Lease Number** P2084      **Start Date** 7/1/2012      **End Date** 6/30/2015  
**Lessee Name** Arkansas Legislative Joint Auditing Committee  
**Address** 812 North Main Street  
**City** Monticello      **County Name** Drew  
**Sq Ft** 4,232      **RateSF** \$7.00      **Annual Rent** \$31,740.00  
**Lessor Name** Robert T. Newman and Phyllis A. Newman      **Principal** Tommy Newman  
**Comments:** Renewal for a three (3) year term with an approximate 4% increase beginning year two (2).

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**LEASE RENEWALS:**

**Lease Number** P2120      **Start Date** 6/1/2012      **End Date** 5/31/2013  
**Lessee Name** UAMS - Medical Physicians Group  
**Address** 12101 Kanis Road  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 225      **RateSF** \$23.98      **Annual Rent** \$559.40  
**Lessor Name** Kanis Mini Storage      **Principal** William J. Titus  
**Comments:** One year renewal with no changes.

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**Lease Number** P2138      **Start Date** 5/1/2012      **End Date** 4/30/2017  
**Lessee Name** Arkansas Treasurer of State  
**Address** 1401 West Capitol Avenue, Suite 275  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 10,457      **RateSF** \$16.24      **Annual Rent** \$169,821.72  
**Lessor Name** Arkansas Teacher Retirement System      **Principal** n/a  
**Comments:** Five (5) year renewal with a 2% rental increase annually. Lessor providing carpet and paint as requested.

---

**Lease Number** P2204      **Start Date** 3/1/2012      **End Date** 11/30/2016  
**Lessee Name** UAMS - Department of Pediatrics, Kids First  
**Address** 118 Central Avenue  
**City** Searcy      **County Name** White  
**Sq Ft** 9,374      **RateSF** \$12.83      **Annual Rent** \$120,268.42  
**Lessor Name** Central Holdings, LLC      **Principal** Glen Johnson  
**Comments:** Four (4) year renewal; Lessor made extensive improvements to Premises.

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**Lease Number** P2242      **Start Date** 4/1/2012      **End Date** 3/31/2013  
**Lessee Name** UAMS - Delta AHEC  
**Address** 200 Tyler  
**City** West Memphis      **County Name** Crittenden  
**Sq Ft** 2,500      **RateSF** \$0.00      **Annual Rent** \$0.00  
**Lessor Name** Crittenden Regional Hospital      **Principal** Gerald Coleman  
**Comments:** One year renewal with no changes.

---

**LEASE RENEWALS:**

**Lease Number** P2249      **Start Date** 6/1/2012      **End Date** 5/31/2013  
**Lessee Name** Department of Health - Statewide Services  
**Address** 18 Freeway Drive  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 450      **RateSF** \$11.52      **Annual Rent** \$5,184.00  
**Lessor Name** U-Storit, Inc.      **Principal** Bill Humble  
**Comments:** One year renewal with no changes.

---

**Lease Number** P2314      **Start Date** 7/1/2012      **End Date** 6/30/2013  
**Lessee Name** UAMS - AHEC  
**Address** 4400 South Mulberry  
**City** Pine Bluff      **County Name** Jefferson  
**Sq Ft** 2,000      **RateSF** \$8.40      **Annual Rent** \$16,800.00  
**Lessor Name** Jefferson Hospital Association, Inc.      **Principal** Walter Johnon  
**Comments:** One year renewal with no changes.

---

**Lease Number** P2315      **Start Date** 7/1/2012      **End Date** 6/30/2013  
**Lessee Name** UAMS - AHEC Pine Bluff  
**Address** 309 South Olive Street  
**City** Pine Bluff      **County Name** Jefferson  
**Sq Ft** 200      **RateSF** \$3.90      **Annual Rent** \$780.00  
**Lessor Name** Olive Street Mini Storage      **Principal** Jerry Pennington  
**Comments:** One year renewal with no changes.

---

**Lease Number** P2316      **Start Date** 7/1/2012      **End Date** 6/30/2014  
**Lessee Name** DFA - Revenue Division  
**Address** 110 West DeQueen Avenue  
**City** DeQueen      **County Name** Sevier  
**Sq Ft** 1,764      **RateSF** \$7.50      **Annual Rent** \$13,230.00  
**Lessor Name** City of DeQueen      **Principal** n/a  
**Comments:** Two (2) year renewal with no changes.

---

**LEASE RENEWALS:**

**Lease Number** P2332      **Start Date** 7/1/2012      **End Date** 6/30/2013  
**Lessee Name** Department of Environmental Quality  
**Address** 5401 Central Ave., Suite C  
**City** Hot Springs      **County Name** Garland  
**Sq Ft** 1,300      **RateSF** \$8.31      **Annual Rent** \$10,800.00  
**Lessor Name** John F. Brown Properties, LLC      **Principal** John Brown  
**Comments:** One year renewal with no changes.

---

**Lease Number** P2421      **Start Date** 7/1/2012      **End Date** 6/30/2013  
**Lessee Name** DHS - Division of County Operations  
**Address** 704 Cloverleaf Circle  
**City** Van Buren      **County Name** Crawford  
**Sq Ft** 160      **RateSF** \$4.07      **Annual Rent** \$651.00  
**Lessor Name** J. R. Young      **Principal** J.R. Young  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P2422      **Start Date** 7/1/2012      **End Date** 6/30/2013  
**Lessee Name** DHS - Division of Children & Family Services  
**Address** 1000 E. Siebenmorgan Road  
**City** Conway      **County Name** Faulkner  
**Sq Ft** 160      **RateSF** \$4.07      **Annual Rent** \$1,302.00  
**Lessor Name** DJTY Development, Inc.      **Principal** J.R. Young  
**Comments:** One year renewal with no changes.

---

**Lease Number** P2452      **Start Date** 7/1/2012      **End Date** 6/30/2013  
**Lessee Name** DHS - Division of Children & Family Services  
**Address** 5520 Wheeler Avenue  
**City** Fort Smith      **County Name** Sebastian  
**Sq Ft** 300      **RateSF** \$4.02      **Annual Rent** \$1,206.12  
**Lessor Name** Rightway, Inc.      **Principal** Michael Gillooley  
**Comments:** One year renewal with no changes.

---

**LEASE RENEWALS:**

**Lease Number** P2503      **Start Date** 7/1/2012      **End Date** 6/30/2013  
**Lessee Name** UAMS - College of Public Health  
**Address** 5700 West 10th Street, Unit #1023  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 100      **RateSF**      **Annual Rent** \$1,092.00  
**Lessor Name** AA Storage @ Fairpark      **Principal** Paul Darden  
**Comments:** One year renewal with discount given for lump sum annual payment.

---

**Lease Number** P2534      **Start Date** 5/1/2012      **End Date** 4/30/2014  
**Lessee Name** DHS - Division of Aging and Adult Services  
**Address** 1101 Museum Road, Suite B  
**City** Conway      **County Name** Faulkner  
**Sq Ft** 225      **RateSF** \$8.00      **Annual Rent** \$1,800.00  
**Lessor Name** Arthur Worman      **Principal** Arthur Worman  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P2588      **Start Date** 7/1/2012      **End Date** 6/30/2013  
**Lessee Name** UAMS - Department of Psychiatry  
**Address** 18 Freeway Drive  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft**      **RateSF**      **Annual Rent** \$1,530.00  
**Lessor Name** U-Storit, Inc.      **Principal** Bill Humble  
**Comments:** One year renewal with an approximate 4% increase in rental.

---

**Lease Number** P2635      **Start Date** 5/1/2012      **End Date** 4/30/2014  
**Lessee Name** Department of Health - In Home Services  
**Address** 200 North 2nd  
**City** Paragould      **County Name** Greene  
**Sq Ft** 1,800      **RateSF** \$5.50      **Annual Rent** \$9,900.00  
**Lessor Name** Wayne or Darlene Garner      **Principal** Wayne Garner  
**Comments:** Two (2) year renewal with a 10 % increase in rental.

---

**LEASE RENEWALS:**

**Lease Number** P2684      **Start Date** 4/1/2012      **End Date** 3/31/2014  
**Lessee Name** Disability Determination for Social Security Administration  
**Address** Adjacent to 701 South Pulaski  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 20,850      **RateSF** \$0.86      **Annual Rent** \$18,000.00  
**Lessor Name** Goodwill Industries of Arkansas, Inc.      **Principal** n/a  
**Comments:** Renewal for two (2) year term with no changes.

---

**Lease Number** P2707      **Start Date** 6/23/2012      **End Date** 5/31/2013  
**Lessee Name** University of Central Arkansas - Academic Outreach  
**Address** 3715 Prince  
**City** Conway      **County Name** Faulkner  
**Sq Ft** 100      **RateSF**      **Annual Rent** \$1,525.00  
**Lessor Name** Storesmart of Conway, LLC      **Principal** W. Bradford Sherman  
**Comments:** One year renewal with no changes.

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**Lease Number** P2742      **Start Date** 7/1/2012      **End Date** 6/30/2014  
**Lessee Name** UAMS - AAI WC Center on Aging  
**Address** 512 South 16th Street  
**City** Fort Smith      **County Name** Sebastian  
**Sq Ft** 4,270      **RateSF** \$13.43      **Annual Rent** \$57,342.00  
**Lessor Name** B & B Hall Properties, LLC      **Principal** Bradley Hall  
**Comments:** Two (2) year renewal reflecting addition of 2,100 square feet; Lessor completed improvements for the expansion space.

---

**Lease Number** P2799      **Start Date** 7/1/2012      **End Date** 6/30/2013  
**Lessee Name** Department of Health - Child & Adolescent Health  
**Address** 5700 W. 10th, Unit #3109  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 150      **RateSF** \$14.00      **Annual Rent** \$2,100.00  
**Lessor Name** AA Storage @ Fairpark      **Principal** Paul Darden  
**Comments:** Renewed lease for one year with no changes.

---



**LEASE RENEWALS:**

**Lease Number** P2801      **Start Date** 6/1/2012      **End Date** 5/31/2013  
**Lessee Name** Henderson State University  
**Address** 2508 Country Club Road  
**City** Arkadelphia      **County Name** Clark  
**Sq Ft** 10,500      **RateSF** \$4.24      **Annual Rent** \$44,500.00  
**Lessor Name** Turnage Living Trust d/b/a Eagle Point Apart **Principal** Chris Turnage  
**Comments:** One year renewal with no changes.

---

**Lease Number** P6019      **Start Date** 7/1/2012      **End Date** 6/30/2016  
**Lessee Name** DFA - Revenue Division  
**Address** Madison & Holly Streets  
**City** McGehee      **County Name** Desha  
**Sq Ft** 352      **RateSF** \$5.97      **Annual Rent** \$2,100.00  
**Lessor Name** City of McGehee      **Principal** n/a  
**Comments:** Four (4) year renewal with no changes.

---

**Lease Number** P6055      **Start Date** 7/1/2012      **End Date** 6/30/2016  
**Lessee Name** DFA - Revenue Division  
**Address** Courthouse Annex  
**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 renewal with no changes.

---

**Lease Number** P6131      **Start Date** 7/1/2012      **End Date** 6/30/2014  
**Lessee Name** DFA - Revenue Division  
**Address** 108 Spring Street  
**City** Jasper      **County Name** Newton  
**Sq Ft** 688      **RateSF** \$7.21      **Annual Rent** \$4,960.00  
**Lessor Name** Newton County Special Service Corporation, **Principal** Sherry Campbell  
**Comments:** Two (2) year renewal with no changes.

---

**LEASE RENEWALS:**

**Lease Number** P6196      **Start Date** 6/1/2012      **End Date** 5/31/2014  
**Lessee Name** Arkansas Forestry Commission  
**Address** Memorial Airport  
**City** Mountain View      **County Name** Stone  
**Sq Ft** 0      **RateSF** \$0.00      **Annual Rent** \$1.00  
**Lessor Name** City of Mountain View      **Principal** n/a  
**Comments:** Two (2) year renewal with no changes.

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**Lease Number** P6202      **Start Date** 7/1/2012      **End Date** 6/30/2016  
**Lessee Name** DFA - Revenue Division  
**Address** County Courthouse  
**City** Ash Flat      **County Name** Sharp  
**Sq Ft** 682      **RateSF** \$8.80      **Annual Rent** \$6,000.00  
**Lessor Name** Sharp County Arkansas      **Principal** n/a  
**Comments:** Four (4) year renewal with no changes.

---

**Lease Number** P6266      **Start Date** 7/1/2012      **End Date** 6/30/2013  
**Lessee Name** Social Work Licensing Board  
**Address** 2020 West 3rd Street  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 552      **RateSF** \$12.00      **Annual Rent** \$6,624.00  
**Lessor Name** Executive Building      **Principal** John Billings  
**Comments:** One year renewal with no changes.

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**Lease Number** P7005      **Start Date** 7/1/2012      **End Date** 6/30/2016  
**Lessee Name** DFA - Revenue Division  
**Address** Highway 270  
**City** Mount Ida      **County Name** Montgomery  
**Sq Ft** 1,649      **RateSF** \$6.37      **Annual Rent** \$10,500.00  
**Lessor Name** J. Hodge Black and Mary Alice Black      **Principal** J. Hodge Black  
**Comments:** Four (4) year renewal with no changes

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**LEASE RENEWALS:**

**Lease Number** P8104      **Start Date** 7/1/2012      **End Date** 6/30/2016  
**Lessee Name** DFA - Revenue Division  
**Address** 142 Court Square  
**City** Dewitt      **County Name** Arkansas  
**Sq Ft** 1,200      **RateSF** \$5.50      **Annual Rent** \$6,600.00  
**Lessor Name** Johnny Leibrock, individual and Trustee of t      **Principal** Scott Leibrock, Jr.  
**Comments:** Four (4) year renewal with no changes.

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**Lease Number** P9252      **Start Date** 6/1/2012      **End Date** 5/31/2016  
**Lessee Name** DFA - Revenue Division  
**Address** #3 City Center  
**City** Greenbriar      **County Name** Faulkner  
**Sq Ft** 800      **RateSF** \$8.10      **Annual Rent** \$6,480.00  
**Lessor Name** Randy J. Goodnight and Lisa Goodnight      **Principal** Randy J. Goodnight  
**Comments:** Four (4) year renewal with an approximate 7.5% increase in rent due to improvements.

---

**Lease Number** P9311      **Start Date** 7/1/2012      **End Date** 6/30/2013  
**Lessee Name** UAMS - Department of Surgery  
**Address** 1401 Murphy Drive  
**City** Maumelle      **County Name** Pulaski  
**Sq Ft**      **RateSF**      **Annual Rent** \$2,184.00  
**Lessor Name** Vital Records Control of AR, Inc.      **Principal** Danny Palo  
**Comments:** One year renewal with an increase in storage space.

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**Lease Number** P9389      **Start Date** 5/1/2012      **End Date** 4/30/2016  
**Lessee Name** DFA - Revenue Division  
**Address** 309 W. Cedar St.  
**City** Brinkley      **County Name** Monroe  
**Sq Ft** 1,472      **RateSF** \$6.11      **Annual Rent** \$9,000.00  
**Lessor Name** James E. Pugh      **Principal** James E. Pugh  
**Comments:** Four (4) year renewal with a 15% increase over base rent not increased since 2006.

---

**LEASE RENEWALS:**

**Lease Number** P9548      **Start Date** 6/1/2012      **End Date** 5/31/2013  
**Lessee Name** DHS - Division of County Operations  
**Address** 205 Hwy 27 South  
**City** Mount Ida      **County Name** Montgomery  
**Sq Ft** 6,015      **RateSF** \$8.50      **Annual Rent** \$51,109.46  
**Lessor Name** Equity Trust Company      **Principal** Michael Dea  
**Comments:** One year renewal with no changes.

---

**Lease Number** P9583      **Start Date** 7/1/2012      **End Date** 6/30/2013  
**Lessee Name** UAMS - AHEC Northwest  
**Address** 2034 Parkshore Drive  
**City** Fayetteville      **County Name** Washington  
**Sq Ft** 3,660      **RateSF** \$6.69      **Annual Rent** \$24,480.00  
**Lessor Name** The Park Apartments      **Principal** D. Scott Rogerson  
**Comments:** One year renewal no changes.

---

**Lease Number** P9586      **Start Date** 7/1/2012      **End Date** 6/30/2016  
**Lessee Name** DFA - Revenue Division  
**Address** 114 Spring Street  
**City** Melbourne      **County Name** Izard  
**Sq Ft** 816      **RateSF** \$7.35      **Annual Rent** \$6,000.00  
**Lessor Name** David Miller      **Principal** David Miller  
**Comments:** Four (4) year renewal reflecting change in ownership.

---

**Lease Number** P9776      **Start Date** 7/1/2012      **End Date** 6/30/2014  
**Lessee Name** UAMS - AHEC Pine Bluff  
**Address** 1222 W. 42nd  
**City** Pine Bluff      **County Name** Jefferson  
**Sq Ft** 4,041      **RateSF** \$19.75      **Annual Rent** \$79,810.00  
**Lessor Name** Justiss and Lindsey Clinic      **Principal** Richard D. Justiss & J  
**Comments:** Two (2) year renewal with no changes.

---

**LEASE RENEWALS:**

**Lease Number** P9790      **Start Date** 7/1/2012      **End Date** 6/30/2014  
**Lessee Name** Department of Emergency Management  
**Address** 715 W. Main  
**City** Clarksville      **County Name** Johnson  
**Sq Ft** 592      **RateSF** \$10.02      **Annual Rent** \$6,300.00  
**Lessor Name** R. Keith Lewis      **Principal** Keith Lewis  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P9824      **Start Date** 5/1/2012      **End Date** 4/30/2013  
**Lessee Name** UAMS - Vice Chancellor for Administration  
**Address** 4324 West Markham  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 2,700      **RateSF** \$11.50      **Annual Rent** \$31,050.00  
**Lessor Name** Linda Patterson      **Principal** Linda Patterson  
**Comments:** One year renewal with no changes.

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**Lease Number** P9838      **Start Date** 7/1/2012      **End Date** 6/30/2014  
**Lessee Name** DFA - Revenue Division  
**Address** 1020 Goblin Drive  
**City** Harrison      **County Name** Boone  
**Sq Ft** 1,200      **RateSF** \$8.50      **Annual Rent** \$10,200.00  
**Lessor Name** Ron and Karen Moore      **Principal** Ron Moore  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P9840      **Start Date** 6/1/2012      **End Date** 5/31/2014  
**Lessee Name** Ozarka Technical College  
**Address** 218 South Drive  
**City** Melbourne      **County Name** Izard  
**Sq Ft** 2,480      **RateSF** \$0.00      **Annual Rent** \$1.00  
**Lessor Name** City of Melbourne, AR      **Principal** n/a  
**Comments:** Two (2) year renewal with no changes.

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**LEASE RENEWALS:**

**Lease Number** P9951      **Start Date** 6/1/2012      **End Date** 5/31/2013  
**Lessee Name** UAMS - Hospital Medical Records Department  
**Address** 1401 Murphy Drive  
**City** Maumelle      **County Name** Pulaski  
**Sq Ft**      **RateSF**      **Annual Rent** \$26,292.00  
**Lessor Name** Vital Records Control of AR, Inc.      **Principal** Danny Palo  
**Comments:** One year renewal with no changes.

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**Lease Number** P9974      **Start Date** 7/1/2012      **End Date** 6/30/2013  
**Lessee Name** UAMS - AHEC South  
**Address** 544 South Washington  
**City** El Dorado      **County Name** Union  
**Sq Ft**      **RateSF**      **Annual Rent** \$10,000.00  
**Lessor Name** Lewis Record Management Services, LLC      **Principal** Bill Lewis  
**Comments:** One year renewal with no changes.

---

**Lease Number** S8316      **Start Date** 7/1/2012      **End Date** 6/30/2014  
**Lessee Name** DHS - Services for the Blind  
**Address** Sesame & Donaghey Streets  
**City** Conway      **County Name** Faulkner  
**Sq Ft** 400      **RateSF** \$8.50      **Annual Rent** \$3,400.00  
**Lessor Name** Arkansas Educational Television Network      **Principal** n/a  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** S8329      **Start Date** 4/1/2011      **End Date** 6/30/2013  
**Lessee Name** Arkansas Department of Career Education  
**Address** #3 Capitol Mall  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 22,447      **RateSF** \$7.00      **Annual Rent** \$157,129.00  
**Lessor Name** Arkansas Department of Education      **Principal** n/a  
**Comments:** Two (2) year renewal with no changes in terms retroactive to July 1, 2011.

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**LEASE RENEWALS:**

<b>Lease Number</b>	S8344	<b>Start Date</b>	7/1/2012	<b>End Date</b>	6/30/2016
<b>Lessee Name</b>	DFA - Revenue Division				
<b>Address</b>	One State Police Plaza Drive				
<b>City</b>	Little Rock	<b>County Name</b>	Pulaski		
<b>Sq Ft</b>	4,205	<b>RateSF</b>	\$13.24	<b>Annual Rent</b>	\$55,672.52
<b>Lessor Name</b>	Arkansas State Police	<b>Principal</b>	n/a		
<b>Comments:</b>	Four (4) year renewal with no changes.				

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**LEASE CHANGES:**

**Lease Number** P2685                      **Start Date** 7/1/2012    **End Date** 6/30/2017  
**Lessee Name** NorthWest Arkansas Community College  
**Address** 610 Emma  
**City** Springdale                      **County Name** Washington  
**Sq Ft** 6278    **RateSF** \$12.04  
**Lessor Name** The Jones Trust                      **Principal** Joel Carver & Susan B  
**Comments:** Amendment reflecting relocation into larger space within same facility and extending lease term an add'l five years.

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**Lease Number** P2789                      **Start Date** 4/1/2012    **End Date** 3/31/2018  
**Lessee Name** AR Department of Workforce Services  
**Address** 819 Newman Drive  
**City** Helena                      **County Name** Phillips  
**Sq Ft** 7500    **RateSF** \$10.46  
**Lessor Name** Andre Morgan, LLC                      **Principal** Harry Michel  
**Comments:** Commencement of new six (6) year lease combining Helena and West Helena offices for DWS staff.

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**Lease Number** P2828                      **Start Date** 2/21/2012    **End Date** 2/28/2018  
**Lessee Name** Department of Community Correction  
**Address** 911 Main Street  
**City** Arkadelphia                      **County Name** Clark  
**Sq Ft** 2560    **RateSF** \$7.00  
**Lessor Name** Tifton C. Covington and Cheryl Covington    **Principal** Tifton Covington  
**Comments:** Commencement of new six (6) year lease for relocation of agency into a larger facility.

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**LEASE CANCELLATIONS:**

**Lease Number** P2163

**Lessee Name** UAMS - Pediatric Neurology

**Address** 1401 Murphy Drive

**City** Maumelle **County Name** Pulaski

**Lessor Name** Vital Records Control of AR, Inc.

**Comments:** Terminated at expiration with no further obligation by either party. Storage no longer needed.

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**Lease Number** P2254

**Lessee Name** Arkansas Natural Resources Commission

**Address** 3636 Highway 161

**City** No. Little Rock **County Name** Pulaski

**Lessor Name** McCain Mini Storage

**Comments:** Terminated at expiration with no further obligation by either party. Storage no longer needed.

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## **II. Construction Section**

### **Contracts:**

Current Projects under Contract:	83	
Value of Current Projects:		\$ 94,781,347.33
New Contracts:	7	
(See attached New Contract report)		
Value of New Contracts:		\$ 727,422.50
Change orders approved:	13	
(See attached Change Order report)		
Change Order Increase:		\$ 85,619.91
Change Order Decrease:		-\$ 15,678.60
Projects Completed:	12	
Value of Completed Projects:		\$ 6,312,776.33

### **Bid Process and Openings:**

Projects in the Bid Process	34
Bid Openings:	8
(See attached Bid Opening Report)	
Emergency Bid:	2
Rebid Projects:	1
Projects Within Budget:	8
Project Over Budget:	0

### **Project Observations:**

Field Inspections Conducted:	57
Final Inspections Conducted:	15

New Contracts			
Agency Name	Project Name		
Project Number	Design Professional Name		
Date Approved	Contractor Name		Contract Amount
<b>Arkansas Building Authority</b>			
3501210	Parking Lot Improvements		\$42,002.50
5 /9 /2012	Arkansas Building Authority, In-House Redstone Construction Group, Inc. & Div		
3501211	2010 Replacement of Fire Alarm System		\$47,861.00
5 /8 /2012	Arkansas Building Authority, In-House Dunk Fire & Security, Inc.		
<b>Arkansas Department of Parks and Tourism</b>			
9001217	Lower Ozark Plateau Trail Flood Damage		\$45,000.00
5 /25/2012	Department of Parks & Tourism, In-House Heavy Construction of Arkansas, LLC		
<b>Department of Arkansas Heritage - Delta Cultural Center</b>			
8671201	Roof Repairs @ Delta Cultural Center		\$69,905.00
5 /25/2012	JAMESON Architects P.A. Jancour, Inc.		
<b>Department of Human Services</b>			
7101203	Commons Bldg HVAC Renovations		\$149,717.00
5 /1 /2012	Lockeby & Associates, Inc. Action, Inc.		
<b>Dept. of Arkansas Heritage-Mosaic Templars Cultural Ctr</b>			
8731201	2012 MTCC Improvements		\$174,352.00
5 /11/2012	JAMESON Architects P.A. Cline Construction Group, LLC		
<b>Military Department of Arkansas</b>			
9751208	Dardanelle Re-Roof & Interior Finishes		\$198,585.00
5 /23/2012	Stuck Associates Architects Moser Construction, LLC		

### Change Order Summary

**3500907 Arkansas Building Authority**  
 2011 Capitol Area Parking Enhancements  
 Crow Paving, Inc.

Arkansas Building Authority, In-House

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /24/2012	4	Time Extension	\$0.00	\$0.00	5
5 /24/2012	4	Owner Requested	\$0.00	(\$87.42)	0

**4801107 Arkansas Department of Correction**  
 Tucker Metal Fabrication Shop  
 Ross Sparks Builders, Inc.

Lockeby & Associates, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /10/2012	1	Time Extension	\$0.00	\$0.00	90
5 /10/2012	1	Code / Regulation / Rule	\$5,692.40	\$0.00	0
5 /10/2012	1	Unforeseen Condition	\$7,879.26	\$0.00	0
5 /10/2012	1	Item Not Shown Or Specified	\$2,019.52	\$0.00	0
5 /10/2012	1	Substitution / Alternative Method	\$0.00	(\$15,591.18)	0

**6451104 Arkansas Department of Health**  
 Reroof Main Campus Tower  
 All Seasons Roofing, Inc.

Morris and Associates Architects,  
 Environmental Consultants

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /24/2012	1	Owner Requested	\$3,932.34	\$0.00	0

**7101101 Department of Human Services**  
 ARRA Kitchen Renovation & Storeroom Expansion  
 Stonebridge Construction, LLC

Morris and Associates Architects,  
 Environmental Consultants

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /21/2012	4	Owner Requested	\$4,557.60	\$0.00	0
5 /30/2012	5	Owner Requested	\$2,812.37	\$0.00	0
5 /30/2012	5	Unforeseen Condition	\$332.15	\$0.00	0

<b>7101107</b>	<b>Department of Human Services</b>		Lockeby & Associates, Inc.		
ARRA HVAC Renovation-Judge Hill, Baldwin Hall, Comfort Systems USA (Arkansas), Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /10/2012	6	Owner Requested	\$3,571.01	\$0.00	0
<b>7101204</b>	<b>Department of Human Services</b>		Lockeby & Associates, Inc.		
Asphalt Paving & Sidewalk Repairs Moser Construction, LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /24/2012	2	Time Extension	\$0.00	\$0.00	60
5 /24/2012	2	Owner Requested	\$32,024.00	\$0.00	0
<b>8731201</b>	<b>Dept. of Arkansas Heritage-Mosaic Templars Cultural Ctr</b>		JAMESON Architects P.A.		
2012 MTCC Improvements Cline Construction Group, LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /17/2012	1	Time Extension	\$0.00	\$0.00	2
5 /17/2012	1	Unforeseen Condition	\$8,204.00	\$0.00	0
<b>9001210</b>	<b>Arkansas Department of Parks and Tourism</b>		Department of Parks & Tourism, In-House		
Silt/Gravel Removal, Parking Lot Repairs, General Construction Solutions, Inc					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /15/2012	1	Time Extension	\$0.00	\$0.00	1
5 /15/2012	1	Item Not Shown Or Specified	\$681.74	\$0.00	0
5 /15/2012	2	Owner Requested	\$1,392.30	\$0.00	0
<b>9301005</b>	<b>Arkansas Department of Environmental Quality</b>		Arkansas Dept. of Environmental Quality, In-House		
Beulah East Mine Reclamation Proj. N.E.C., Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /15/2012	4	Unforeseen Condition	\$2,527.00	\$0.00	0

**9601101RL Arkansas State Police**

Arkansas State Police, In-House

ARRA 2010 Re-Roof of ASP Headquarters

Colonial Roofing d/b/a/ Jett Ricks Construction, LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /8 /2012	2	Unforeseen Condition	\$4,620.90	\$0.00	0
5 /8 /2012	2	Time Extension	\$0.00	\$0.00	74

**9751105 Military Department of Arkansas**

Lockeby &amp; Associates, Inc.

PEC Patriot Hall, E/H Wing Renovation

Kullander Construction, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /8 /2012	1	Code / Regulation / Rule	\$207.70	\$0.00	0
5 /8 /2012	1	Owner Requested	\$5,165.62	\$0.00	0

### 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>Contractor Name</b>	<b>Method of Contracting</b>
<b>5101203</b>	<b>School for the Blind</b>	<b>\$33,000.00</b>
Infirmery Bldg Chiller Replacement		<b>\$36,500.00</b>
5 /31/2012	Pettit & Pettit Consulting Engineers, Inc.	Emergency
2:00:00 PM	Ott Service Co., Inc	
<b>5161202</b>	<b>Arkansas Educational Television Network</b>	<b>\$65,000.00</b>
KETG Tower Painting		<b>\$43,150.00</b>
5 /8 /2012	Arkansas Educational Television Network, In-House	Emergency
2:00:00 PM	Allstate Tower Co., Inc.	
<b>7101201</b>	<b>Department of Human Services</b>	<b>\$231,000.00</b>
Jonesboro HDC Intercom System		<b>\$264,224.24</b>
5 /30/2012	Lockeby & Associates, Inc.	Design / Bid / Build
1:00:00 PM	Business Communications, Inc.	
<b>7101207</b>	<b>Department of Human Services</b>	<b>\$63,420.00</b>
Partial Asbestos Abatement		<b>\$74,253.00</b>
5 /23/2012	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
1:30:00 PM	Snyder Environmental & Construction, Inc.	
<b>7101210</b>	<b>Department of Human Services</b>	<b>\$241,870.00</b>
Re-Roof Commons Building		<b>\$207,690.00</b>
5 /23/2012	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
2:00:00 PM	Colonial Roofing d/b/a/ Jett Ricks Construction, LLC	
<b>8731201</b>	<b>Dept. of Arkansas Heritage-Mosaic Templars Cultural Ctr</b>	<b>\$192,600.00</b>
2012 MTCC Improvements		<b>\$174,352.00</b>
5 /3 /2012	JAMESON Architects P.A.	Design / Bid / Build
2:00:00 PM	Cline Construction Group, LLC	
<b>9001213</b>	<b>Arkansas Department of Parks and Tourism</b>	<b>\$1,300,000.00</b>
The Ridges @ Village Creek Golf Course		<b>\$1,250,000.00</b>
5 /30/2012	Brackett - Krennerich Architects	Design / Bid / Build
2:00:00 PM	Construction Network, Inc.	
<b>9001217</b>	<b>Arkansas Department of Parks and Tourism</b>	<b>\$96,610.00</b>
Lower Ozark Plateau Trail Flood Damage		<b>\$45,000.00</b>
5 /8 /2012	Department of Parks & Tourism, In-House	Design / Bid / Build
1:30:00 PM	Heavy Construction of Arkansas, LLC	

### III. Design Review Section

### Plan Reviews

<b>ABA 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>
1951201RLF HVAC Modifications and Lighting 5/25/2012 \$2,000,000.00 TME, Inc.	University of Arkansas Fort Smith Fort Smith  NA	Public Bid Plan Review Submittal Open for Review NA
2481201 Building Renovation 5/31/2012 \$475,000.00 Williams and Dean	Arkansas Real Estate Commission 612 S. Summit Little Rock, AR  11,377	Public Bid Plan Review Submittal Open for Review \$ 41.75
3501101 Exterior Window Repairs, Waterproofing 5/8/2012 \$441,000.00 Borne' Firm Architects	Arkansas Building Authority Natural Resources Drive, Little Rock  NA	Public Bid Plan Review Submittal Open for Review NA
3501201 Replace Panels on Five Elevators 5/16/2012 \$40,500.00 ABA In-House	Arkansas Building Authority One Capitol Mall 5/18/2012 NA No	Public Bid 2nd Re-bid Closed NA NA
3501208 Irrigation System & Floor Drain System 4/26/2012 \$81,000.00 Lockeby & Associates, Inc.	Arkansas Building Authority 501 Woodlane Drive, Little Rock, AR 5/9/2012 NA No	Public Bid Re-bid Closed NA NA
3851202 State Veterans Cemetery NLR 5/16/2012 \$610,800.00 Ecological Design Group, Inc.	Department of Veterans Affairs North Little Rock, AR  NA	Public Bid Plan Review Submittal Open for Review NA
40-630-P2835 Bentonville Revenue 5/31/2012 \$145,479.00 Tim A. Risley and Associates	Department of Finance and Bentonville, AR  6,830	Leasing Plan Review Submittal Open for Review \$ 21.30
4801202 North Central Unit Phase II 5/3/2012 \$5,155,120.00 Jackson Brown King	Department of Correction Calico Rock 5/4/2012 19151 No	Public Bid Approval to Proceed Closed \$ 269.18 NA



<b>ABA 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>
4801204 Wrightsville Fuel Station 5/16/2012 \$75,000.00 Lockeby & Associates, Inc.	Department of Correction Wrightsville, AR 5/24/2012 NA Yes	Public Bid Approval to Bid Closed NA 5/11/12
5101203 Infirmary Building Chiller Replacement 5/10/2012 \$33,000.00 Pettit & Pettit Consulting Engineers, Inc.	Arkansas School For the Blind 2600 W. Markham, LR 5/15/2012 NA No	Emergency Bid Approval to Bid Closed NA NA
5161203 Conway Microwave Tower Replacement 5/30/2012 \$79,715.00 Batson	AETN Conway, AR  NA	Public Bid Plan Review Submittal Open for Review NA
60-150-P2825 Relocation for Kids First 5/1/2012 \$490,000.00 My Plan Store aka Barnett Design	UAMS Little Rock, AR 5/18/2012 10,795 No	Leasing Supplemental Review Waiting for Responses \$ 16.00 NA
7101201 Jonesboro HDC Intercom System 4/25/2012 \$231,000.00 Lockeby & Associates, Inc.	Department of Human Services Jonesboro HDC 5/4/2012 NA No	Public Bid Re-bid Closed NA NA
7101208 Building 20 Stabilization at Conway 5/16/2012 \$134,000.00 Lockeby & Associates, Inc.	Department of Human Services Conway, AR 5/18/2012 NA No	Public Bid 2nd Re-bid Closed NA NA
7101212 Flooring Replacement Forensic Units 4/26/2012 \$83,540.00 Morris & Associates	Department of Human Services State Hospital 5/16/2012 10,159 No	Public Bid Plan Review Submittal Waiting for Responses \$ 10,159 NA
7101213 Toilet and Flooring Upgrades 5/17/2012 \$640,203.00 Morris & Associates	Department of Human Services State Hospital 5/30/2012 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA

<b>ABA Plan Review File #</b> <b>Project Title</b> <b>Date Received</b> <b>Current Estimated Construction Cost</b> <b>Design Firm Name</b>	<b>Agency Name</b> <b>Project Location</b> <b>Date Completed</b> <b>Building Area (sq ft)</b> <b>Floodplain Permit Required</b>	<b>Project Type</b> <b>Review Type</b> <b>Current Status</b> <b>Cost Per Square Foot</b> <b>Date Permit Approved</b>
9001215 Construct New Visitor Center 5/10/2012 \$256,257.00 Parks and Tourism In-House	Parks & Tourism Logoly State Park 5/23/2012 NA No	Public Bid Approval to Bid Closed NA NA
9001218 Construct New Employee Residence 4/18/2012 \$251,646.00 Cromwell Architects Engineers	Parks & Tourism Mississippi River State Park 5/24/2012 2,627 No	Public Bid Approval to Bid Closed \$ 95.79 NA
9001219 Construct New Employee Residence 4/26/2012 \$264,858.00 Taylor Kempkes Architects, P.A.	Parks & Tourism Devil's Den State Park 5/16/2012 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9001220 Construct New Employee Residence 4/26/2012 \$259,634.00 Taylor Kempkes Architects, P.A.	Parks & Tourism Lake Dardanelle State Park 5/18/2012 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9001221 Construct New Employee Residence 5/24/2012 \$262,039.00 Taylor Kempkes Architects, P.A.	Parks & Tourism Cossatot State Park 5/31/2012 NA No	Public Bid Approval to Bid Closed NA NA
9751018 RMTTC Waterline Replacement Phase VI 5/7/2012 \$829,200.00 Marlar Engineering	Military Department Camp Robinson 5/23/2012 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9751121 CMTC TUAS Hangar with Runway 5/17/2012 \$650,000.00 E-Squared Architecture and Interior Design	Military Department Fort Chaffee 5/25/2012 3,300 No	Public Bid Re-bid Closed NA NA
9751209 Barracks Alterations Group 9 5/2/2012 \$2,116,875.20 Benchmark Group	Military Department Fort Chaffee 5/17/2012 37,920 No	Public Bid Approval to Bid Closed \$ 55.82 NA

ABA 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
9751213 Barracks Alterations Group 13 5/24/2012 \$793,828.00 Benchmark Group	Military Department Fort Chaffee, AR 5/31/2012 14,220 No	Public Bid Approval to Bid Closed \$ 55.82 NA
9751217 Barracks Alterations Group 12 5/2/2012 \$793,828.00 Benchmark Group	Military Department Fort Chaffee, AR 5/18/2012 14,220 No	Public Bid Plan Review Submittal Closed \$ 55.82 NA
9751221 PEC Bldg. 3402 Jackson Hall Renovation 5/7/2012 \$285,545.00 Bond Consulting Engineers	Military Department Camp Robinson 5/18/2012 2,050 No	Public Bid Plan Review Submittal Waiting for Responses \$ 139.29 NA
9751222 PEC Campus Underground Drainage 5/7/2012 \$621,050.00 Marlar Engineering	Military Department Camp Robinson 5/23/2012 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA

## Public School Accessibility Reviews

May 2012

Project #	Project Review Type	Date Received	Date Completed	School District Current
5001257	Fine Arts and Classroom Building Plan Review Submittal	4/17/2012	5/4/2012	Sloan Hendrix School District Waiting for Responses
5001258	New Concession Building and Sport Field Improvements Plan Review Submittal	4/25/2012	5/10/2012	Cave City School District Waiting for Responses
5001259	Multi-Purpose Facility Plan Review Submittal	5/16/2012	5/30/2012	Mineral Springs School District Waiting for Responses
5001260	New Field House at High School Plan Review Submittal	5/22/2012		Searcy School District Open for Review
5001261	Avondale Elementary School Safe Room & PE Facility Plan Review Submittal	5/24/2012		Marion School District Open for Review