

**Arkansas
Building
Authority**



MIKE BEEBE, GOVERNOR • ANNE W. LAIDLAW, DIRECTOR

MEMORANDUM

TO: Marty Garrity, Director
Arkansas Legislative Council

FROM: Anne W. Laidlaw, Director *awl*

RE: August 2012 Monthly Report

DATE: September 6, 2012

Cc: Governor Mike Beebe
ABA Council Members

Please find enclosed documents which outline Arkansas Building Authority's activities for the month of August. 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 August, 2012

I. Real Estate Services

NEW LEASES:

Lease Number N9287 **Start Date** 11/1/2011 **End Date** 10/31/2012
Lessee Name City of Haskell
Property Name Arkansas Health Services Center,
Address 6701 Hwy 67
City Benton **County Name** Saline
Sq Ft 2,325 **RateSF** \$2.58 **Annual Rent** \$6,000
Lessor Name Department of Human Services, Division of **Principal** N/A
Comments: New one year Lease to store City's tanker truck out of the elements.

Lease Number N9294 **Start Date** 8/15/2012 **End Date** 8/31/2019
Lessee Name Pathfinder, Inc.
Property Name Former Alexander HDC
Address
City Alexander **County Name** Saline
Sq Ft 0 **RateSF** \$0.00 **Annual Rent** \$1
Lessor Name DHS - Developmental Disabilities Board **Principal** N/A
Comments: New Lease for approx 23.75 acres of the former Alexander Human Development Center.

Lease Number P2826 **Start Date** 1/1/2012 **End Date** 12/31/2013
Lessee Name Arkansas Development Finance Authority
Property Name
Address 325 W. Capitol, Suite B1
City Little Rock **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$1,560
Lessor Name Information Vaulting Services, Inc. **Principal** Danny Palo
Comments: New off-site tape storage Lease for two (2) years.

NEW LEASES:

Lease Number P2831 **Start Date** 5/1/2012 **End Date** 4/30/2014
Lessee Name UAMS - AHEC Fort Smith
Property Name Sparks Hospital
Address 501 South 16th Street
City Fort Smith **County Name** Sebastian
Sq Ft 1,716 **RateSF** \$13.00 **Annual Rent** \$22,308
Lessor Name Fort Smith HMA, LLC d/b/a Sparks Health S **Principal** Dennis Beuer
Comments: New two (2) year Lease replaces P2691 which terminated 04/30/12.

Lease Number P2832 **Start Date** 1/1/2012 **End Date** 12/31/2012
Lessee Name UAMS
Property Name Exhibit Designs, Inc.
Address 3200 Shackleford
City Little Rock **County Name** Pulaski
Sq Ft 2,000 **RateSF** \$0.75 **Annual Rent** \$1,500
Lessor Name Exhibit Designs, Inc. **Principal** Michael W. McCorm
Comments: New one year Lease for storage of exhibit display.

Lease Number P2846 **Start Date** 10/1/2011 **End Date** 9/13/2013
Lessee Name DHS - Division of Children and Family Services
Property Name
Address 123 Deerfield
City Star City **County Name** Lincoln
Sq Ft 120 **RateSF** **Annual Rent** \$600
Lessor Name Secure Storage & Rentals, LLC **Principal** Michael Rodgers
Comments: New two (2) year storage Lease retroactive to 10/1/11.

NEW LEASES:

Lease Number P2852 **Start Date** 2/1/2013 **End Date** 1/31/2028
Lessee Name DFA - Revenue, OCSE
Property Name
Address 793 California Avenue
City Camden **County Name** Ouachita
Sq Ft 8,100 **RateSF** \$16.28 **Annual Rent** \$146,520
Lessor Name R and I Properties, Inc. **Principal** Royce Wilson
Comments: New fifteen (15) year Lease for new construction procured through RFP.

Lease Number S8426 **Start Date** 9/1/2000 **End Date** 8/31/2100
Lessee Name Arkansas State Police
Property Name One half acre of Land
Address on Highway 5 North
City Calico Rock **County Name** Izard
Sq Ft **RateSF** **Annual Rent** \$0
Lessor Name AR Department of Community Correction **Principal** N/A
Comments: 100 year land lease between two state entities with exchange in services in lieu of rent.

Lease Number S8443 **Start Date** 9/1/2012 **End Date** 6/30/2013
Lessee Name Arkansas State University System
Property Name 501 Building
Address 501 Woodlane
City Little Rock **County Name** Pulaski
Sq Ft 2,772 **RateSF** \$13.15 **Annual Rent** \$36,452
Lessor Name Arkansas Building Authority **Principal** N/A
Comments: New Lease for the relocation of the System office out of private sector space to public space to reduce rent.

LEASE RENEWALS:

Lease Number N9221 **Start Date** 7/1/2012 **End Date** 6/30/2013
Lessee Name Pathway to Freedom
Address 8400 Highway 386
City Wrightsville **County Name** Pulaski
Sq Ft 4,324 **RateSF** \$0.00 **Annual Rent** \$0.00
Lessor Name Arkansas Department of Correction **Principal** N/A
Comments: Renewed lease for one year.

Lease Number N9232 **Start Date** 7/1/2012 **End Date** 9/30/2013
Lessee Name G4S Youth Services, LLC
Address 1501 Woody Drive
City Alexander **County Name** Saline
Sq Ft **RateSF** \$0.00 **Annual Rent** \$1.00
Lessor Name DHS - Division of Youth Services **Principal** N/A
Comments: One year automatic renewal extending term an additional ninety (90) days to coincide with Board Meeting after physical year and no other changes.

Lease Number N9237 **Start Date** 12/10/2012 **End Date** 11/30/2017
Lessee Name Verizon Wireless
Address 535 South Garland Ave
City Fayetteville **County Name** Washington
Sq Ft 0 **RateSF** \$0.00 **Annual Rent** \$37,560.49
Lessor Name University of Arkansas - Fayetteville **Principal** N/A
Comments: Lessee exercised first five (5) year renewal option with no changes but increase in annual rental; three (3) percent each year.

Lease Number N9282 **Start Date** 8/1/2012 **End Date** 7/31/2013
Lessee Name Lambda Phi House Association Fraternity
Address 411 Western Avenue
City Conway **County Name** Faulkner
Sq Ft **RateSF** **Annual Rent** \$15,000.00
Lessor Name University of Central Arkansas **Principal** N/A
Comments: One year renewal for fraternity housing on the UCA campus.

LEASE RENEWALS:

Lease Number P2134 **Start Date** 9/1/2012 **End Date** 8/31/2017

Lessee Name DFA - Office of Child Support Enforcement

Address 1102 Byrum Road

City Blytheville **County Name** Mississippi

Sq Ft 8,352 **RateSF** \$12.99 **Annual Rent** \$108,492.48

Lessor Name Razor Property Management, LLC **Principal** Dale Jones

Comments: Five (5) year renewal with an increase of approximately twenty (20) percent due to improvements for security.

Lease Number P2166 **Start Date** 5/1/2012 **End Date** 3/31/2017

Lessee Name UAMS - Department of Pediatrics, Kids First

Address 3450 West 34th

City Pine Bluff **County Name** Jefferson

Sq Ft 12,250 **RateSF** \$8.51 **Annual Rent** \$104,247.50

Lessor Name L. Don Richey **Principal** L. Don Richey

Comments: Five (5) year renewal with a three (3) percent increase in rental beginning in year three.

Lease Number P2201 **Start Date** 9/1/2012 **End Date** 8/31/2016

Lessee Name DFA - Revenue Division

Address 113 West Clinton

City Heber Springs **County Name** Cleburne

Sq Ft 2,000 **RateSF** \$8.85 **Annual Rent** \$17,700.00

Lessor Name Karen Wildman **Principal** Karen Wildman

Comments: Four (4) year renewal with approximately a four (4) percent increase in annual rental rate.

Lease Number P2344 **Start Date** 10/1/2012 **End Date** 9/30/2013

Lessee Name Arkansas Forestry Commission

Address 510 E 5th Street

City Danville **County Name** Yell

Sq Ft 1,536 **RateSF** \$2.34 **Annual Rent** \$3,600.00

Lessor Name Cecil R. Dale, Jr. **Principal** Cecil R. Dale, Jr.

Comments: Renewal for one year with no changes.

LEASE RENEWALS:

Lease Number	P2385	Start Date	10/1/2012	End Date	11/30/2015
Lessee Name	Department of Community Correction				
Address	703 Southeast "J" Street				
City	Bentonville	County Name	Benton		
Sq Ft	7,500	RateSF	\$14.86	Annual Rent	\$111,414.48
Lessor Name	West Allies, LLC	Principal	Bill Keating		
Comments:	Amended lease to include Lessor improvements to convert two conference rooms into offices to consolidate 2 offices at one location.				

Lease Number	P2395	Start Date	9/1/2012	End Date	8/31/2013
Lessee Name	UAMS - AHEC NW				
Address	632 East Henri de Tonti				
City	Springdale	County Name	Washington		
Sq Ft		RateSF		Annual Rent	\$3,600.00
Lessor Name	Philip or Melinda Gilbey d/b/a Arkansas Arc	Principal	Philip Gilbey		
Comments:	One year renewal with no other changes.				

Lease Number	P2474	Start Date	8/1/2012	End Date	7/31/2013
Lessee Name	Department of Health - Division of In-Home Services				
Address	608 "A" Highway 65 & 82S				
City	Lake Village	County Name	Chicot		
Sq Ft	1,600	RateSF	\$11.59	Annual Rent	\$18,544.00
Lessor Name	Thomas & Betty Belin	Principal	Thomas Belin		
Comments:	One year renewal with no changes.				

Lease Number	P2524	Start Date	10/1/2012	End Date	9/30/2013
Lessee Name	U of A Cooperative Extension Services				
Address	325 West Capitol Avenue				
City	Little Rock	County Name	Pulaski		
Sq Ft		RateSF		Annual Rent	\$6,600.00
Lessor Name	Information Vaulting Services, Inc.	Principal	Danny Palo		
Comments:	One year renewal with three (3) percent increase.				

LEASE RENEWALS:

Lease Number P2531 **Start Date** 10/1/2012 **End Date** 9/30/2013

Lessee Name UAMS - Department of Psychiatry

Address 1401 Murphy Drive

City Maumelle **County Name** Pulaski

Sq Ft **RateSF** **Annual Rent** \$1,908.00

Lessor Name Vital Records Control of AR, Inc. **Principal** Danny Palo

Comments: Renewal for one year with a ten (10) percent increase in cubic space and rate.

Lease Number P2572 **Start Date** 8/1/2012 **End Date** 7/31/2014

Lessee Name UAMS - College of Pharmacy

Address 18 Freeway Drive,

City Little Rock **County Name** Pulaski

Sq Ft 50 **RateSF** **Annual Rent** \$1,092.00

Lessor Name U-Storit, Inc. **Principal** Bill Humble

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

Lease Number P2581 **Start Date** 9/1/2012 **End Date** 8/31/2014

Lessee Name Department of Agriculture - Survey Division

Address 11701 Interstate I-30

City Little Rock **County Name** Pulaski

Sq Ft 1,746 **RateSF** \$11.50 **Annual Rent** \$20,079.00

Lessor Name Alley Development Co. **Principal** Hatham K. Alley

Comments: Renewal for two (2) years with no changes.

Lease Number P2601 **Start Date** 10/1/2012 **End Date** 9/30/2013

Lessee Name UAMS - Department of Surgery/Breast Oncology

Address 1401 Murphy Drive

City Maumelle **County Name** Pulaski

Sq Ft **RateSF** **Annual Rent** \$450.00

Lessor Name Vital Records Control of AR, Inc. **Principal** Danny Palo

Comments: One year renewal with no changes.

LEASE RENEWALS:

Lease Number P2779 **Start Date** 7/1/2012 **End Date** 6/30/2013
Lessee Name Arkansas Forestry Commission
Address 2650 Highway 71 South
City Hatfield **County Name** Polk
Sq Ft 200 **RateSF** **Annual Rent** \$523.50
Lessor Name Henry's Storage Units, LLC **Principal** Holly Henry
Comments: Renewal for one year with change in ownership.

Lease Number P2813 **Start Date** 8/16/2012 **End Date** 8/15/2013
Lessee Name Northwest Arkansas Community College
Address 1200 SE Eagle
City Bentonville **County Name** Benton
Sq Ft 17,000 **RateSF** **Annual Rent** \$10.00
Lessor Name NorthWest Arkansas Community College Fo **Principal** Michael Luttrell
Comments: Automatic one year renewal with no changes

Lease Number P8028 **Start Date** 9/1/2012 **End Date** 8/31/2014
Lessee Name Arkansas Forestry Commission
Address Arkansas Municipal Airport
City Stuttgart **County Name** Arkansas
Sq Ft 0 **RateSF** \$0.00 **Annual Rent** \$1.00
Lessor Name City of Stuttgart **Principal** N/A
Comments: Two (2) year renewal with no changes in terms.

Lease Number P8035 **Start Date** 9/1/2012 **End Date** 8/31/2014
Lessee Name UAMS - Patient Services
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Sq Ft 3,000 **RateSF** **Annual Rent** \$12,288.00
Lessor Name Vital Records Control of AR, Inc. **Principal** Danny Palo
Comments: Two (2) year renewal with no other changes.

LEASE RENEWALS:

Lease Number P9024 **Start Date** 9/1/2012 **End Date** 8/31/2014

Lessee Name Department of Health

Address 1401 Murphy Drive

City Maumelle **County Name** Pulaski

Sq Ft **RateSF** **Annual Rent** \$12,000.00

Lessor Name Vital Records Control of AR, Inc. **Principal** Danny Palo

Comments: Two (2) year renewal with approx. 18% increase due to increase in storage space.

Lease Number P9457 **Start Date** 9/1/2012 **End Date** 8/31/2013

Lessee Name Arkansas Insurance Department, Information Systems Division

Address 325 West Capital, Ste B1

City Little Rock **County Name** Pulaski

Sq Ft **RateSF** **Annual Rent** \$2,796.00

Lessor Name Information Vaulting Services, Inc. **Principal** Danny Palo

Comments: One year renewal adjusting pick up service back to once per week, thus lowering rental.

Lease Number P9476 **Start Date** 10/1/2012 **End Date** 9/30/2014

Lessee Name Department of Community Correction

Address 601 South Moose Street

City Morrilton **County Name** Conway

Sq Ft 3,200 **RateSF** \$8.03 **Annual Rent** \$25,780.00

Lessor Name Michael L. Allison **Principal** Michael Allison

Comments: Two (2) year renewal with no changes in lease terms and Lessor making minor improvement for HVAC.

Lease Number P9546 **Start Date** 9/1/2012 **End Date** 8/31/2014

Lessee Name DHS - County Operations

Address 355 W. 1st Street

City Prescott **County Name** Nevada

Sq Ft 8,243 **RateSF** \$8.48 **Annual Rent** \$69,900.64

Lessor Name Razor Property Management **Principal** Dale Jones

Comments: One year renewal with no changes.

LEASE RENEWALS:

Lease Number P9558 **Start Date** 9/1/2012 **End Date** 8/31/2017
Lessee Name DFA - Office of Child Support Enforcement
Address Lot #2, Industrial Park
City Berryville **County Name** Carroll
Sq Ft 7,000 **RateSF** \$12.69 **Annual Rent** \$86,400.00
Lessor Name Mark A. & Leah S. Stone, d/b/a Stone Prope **Principal** Mark Stone
Comments: Five (5) year renewal with an increase of approximately a five (5%) percent to amortize security system.

Lease Number P9561 **Start Date** 10/1/2012 **End Date** 9/30/2013
Lessee Name DHS - County Operations
Address 809 E. Goldsmith Road
City Paragould **County Name** Greene
Sq Ft 12,928 **RateSF** \$9.92 **Annual Rent** \$128,245.76
Lessor Name Greene County Human Service Facilities **Principal** James Balcolm
Comments: One year renewal with no changes.

Lease Number P9635 **Start Date** 9/1/2012 **End Date** 8/31/2013
Lessee Name UAMS - Department of Physical & Rehabilitation
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$11,400.00
Lessor Name Vital Records Control of AR, Inc. **Principal** Danny Palo
Comments: One year renewal with no other changes.

Lease Number P9701 **Start Date** 9/1/2012 **End Date** 8/31/2014
Lessee Name DHS - County Operations
Address 331 E. 13th
City Murfreesboro **County Name** Pike
Sq Ft 7,500 **RateSF** \$9.24 **Annual Rent** \$69,300.00
Lessor Name Doyle Howard Construction Co., Inc. **Principal** Doyle Howard
Comments: Two (2) year lease renewal with no changes.

LEASE RENEWALS:

Lease Number P9715 **Start Date** 8/1/2012 **End Date** 7/31/2016
Lessee Name DHS - County Operations
Address 106 School Street
City Marshall **County Name** Searcy
Sq Ft 8,100 **RateSF** \$9.59 **Annual Rent** \$77,700.00
Lessor Name Macon Investments, LLC **Principal** Michael Lester
Comments: Lease renewal for a four (4) year term with no increase in rent .

Lease Number P9726 **Start Date** 9/1/2012 **End Date** 8/31/2014
Lessee Name DHS - County Operations
Address 1013 N College
City Huntsville **County Name** Madison
Sq Ft 7,151 **RateSF** \$9.52 **Annual Rent** \$68,077.52
Lessor Name Razorback Property Management, LLC **Principal** Dale Jones
Comments: Two (2) year lease renewal with no changes.

Lease Number P9733 **Start Date** 9/1/2012 **End Date** 8/31/2014
Lessee Name DHS - County Operations
Address 403 Alexander
City Warren **County Name** Bradley
Sq Ft 7,850 **RateSF** \$8.24 **Annual Rent** \$64,684.00
Lessor Name Triple B Wood Dealers **Principal** Troy Bradley
Comments: Two (2) year lease renewal with no changes.

Lease Number P9797 **Start Date** 12/1/2012 **End Date** 11/30/2014
Lessee Name Arkansas Judicial Discipline and Disability Commission
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$1,692.00
Lessor Name Vital Records Control of AR, Inc. **Principal** Danny Palo
Comments: Two (2) year renewal with increase due to increase in storage.

LEASE RENEWALS:

Lease Number P9832 **Start Date** 10/1/2012 **End Date** 9/30/2014
Lessee Name DFA - Revenue - Driver Services
Address 2801 Olive Street
City Pine Bluff **County Name** Jefferson
Sq Ft 900 **RateSF** \$9.14 **Annual Rent** \$8,230.80
Lessor Name Schickel Enterprises, LLP **Principal** Lou Schickel
Comments: Two (2) year renewal with no changes.

Lease Number P9966 **Start Date** 9/1/2012 **End Date** 8/31/2013
Lessee Name UAMS - Pulmonary and Critical Care Medicine
Address 4301 Murphy Drive
City Maumelle **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$1,140.00
Lessor Name Vital Records Control of AR, Inc. **Principal** Danny Palo
Comments: One year renewal with no other changes.

Lease Number S8323 **Start Date** 7/1/2011 **End Date** 6/30/2016
Lessee Name Arkansas Natural Resources Commission - Red River Commission
Address 604 Walnut Street
City Texarkana **County Name** Miller
Sq Ft 1,175 **RateSF** \$0.45 **Annual Rent** \$530.00
Lessor Name Department of Community Correction **Principal** N/A
Comments: Five (5) year renewal of existing lease with relocation retroactive to July 1, 2011 with rental escalation.

LEASE CHANGES:

Lease Number P2418 **Start Date** 3/1/2012 **End Date** 11/30/2013
Lessee Name Department of Workforce Services
Address 2311 East Nettleton
City Jonesboro **County Name** Craighead
Sq Ft 10205 **RateSF** \$12.00
Lessor Name Plumm Tree Square, LLC **Principal** Jerry Halsey, Jr.
Comments: Amended Lease to add 1,085 s.f. that partner vacated.

Lease Number P2686 **Start Date** 7/1/2012 **End Date** 8/31/2014
Lessee Name Northwest Arkansas Community College
Address 1200 West Walnut
City Rogers **County Name** Benton
Sq Ft 14801 **RateSF** \$12.01
Lessor Name The Jones Trust Northwest AR Non profit C **Principal** First Security Bank
Comments: Amended due to change in space adding 500 square feet at no extra charge;
no other changes.

Lease Number P2718 **Start Date** 11/1/2012 **End Date** 10/31/2018
Lessee Name DCE - AR Rehabilitation Services
Address 525 West Capitol Avenue
City Little Rock **County Name** Pulaski
Sq Ft 34317 **RateSF** \$14.08
Lessor Name Capitol Place, LLC **Principal** Richard Mays
Comments: Amended Lease to expand premises to include 601 West Capitol and extend
term for full 6 years. Lessor constructing improvements.

Lease Number P2726 **Start Date** 2/24/2009 **End Date** 1/31/2016
Lessee Name DHS - County Operations
Address 924 E. Collin Raye Dr
City DeQueen **County Name** Sevier
Sq Ft 6200 **RateSF** \$10.76
Lessor Name Wally Properties, LLC **Principal** John Alford
Comments: Amended Lease to have utilities billed monthly.

LEASE CHANGES:

Lease Number P2745 **Start Date** 3/1/2011 **End Date** 6/30/2015
Lessee Name Northwest Arkansas Community College
Address 1200 West Walnut
City Bentonville **County Name** Benton
Sq Ft 18903 **RateSF** \$15.43
Lessor Name The Jones Trust, NW AR - Non Profit **Principal** N/A
Comments: Amended Lease to add 1,480 s.f..

Lease Number P2825 **Start Date** 6/23/2012 **End Date** 6/30/2022
Lessee Name UAMS - Dept of Pediatrics, KidsFirst
Address 333 Executive Court
City Little Rock **County Name** Pulaski
Sq Ft 27000 **RateSF** \$16.00
Lessor Name KRL Properties, LLC **Principal** Mark Leverett
Comments: Amendment commence term of new ten (10) year Lease for relocation of KidsFirst and added 2000 s.f. of administrative offices effective June 23, 2012.

Lease Number P2847 **Start Date** 7/1/2012 **End Date** 6/30/2013
Lessee Name Henderson State University
Address 201 South First St.
City Arkadelphia **County Name** Clark
Sq Ft 14180 **RateSF** \$7.05
Lessor Name Billy and Kathie Bunn **Principal** Billy Bunn
Comments: University wrote Addendum regarding Lease Section 5.

Lease Number P9605 **Start Date** 9/1/2012 **End Date** 6/30/2013
Lessee Name Department of Environmental Quality
Address 775 Hwy. 201 North
City Mountain Home **County Name** Baxter
Sq Ft 1584 **RateSF** \$5.49
Lessor Name The Leisure Homes Corporation **Principal** Tom Embach
Comments: Amended to add 492 s.f. of office space; rate per square foot to remain the same.

LEASE CHANGES:

Lease Number P9717 **Start Date** 7/1/2012 **End Date** 8/31/2012
Lessee Name Department of Environmental Quality
Address 1825 Grant Street, Suite A
City Jonesboro **County Name** Craighead
Sq Ft 1200 **RateSF** \$8.25
Lessor Name Sanda Greene and Ashley Keller **Principal** Sanda Greene
Comments: Two (2) month Amendment; new owner needs space for expansion of operations; will not renew but will allow ADEQ time to find another space.

Lease Number S8405 **Start Date** 9/1/2012 **End Date** 6/30/2013
Lessee Name Arkansas Tech University
Address 501 Woodlane
City Little Rock **County Name** Pulaski
Sq Ft 143 **RateSF** \$13.15
Lessor Name Arkansas State University System **Principal** N/A
Comments: Relocated Sublease with ASU System; relocation to state-owned 501 Building.

LEASE CANCELLATIONS:

Lease Number P2162
Lessee Name Arkansas Development Finance Authority
Address 301 Louisiana
City Little Rock **County Name** Pulaski
Lessor Name Information Vaulting Services, Inc.
Comments: Lease expired in 2008 without renewing.

Lease Number P2413
Lessee Name Department of Community Correction
Address 320 Court Street
City Paragould **County Name** Greene
Lessor Name Greene County, Arkansas
Comments: Terminated Lease one year early to allow drug court program to move to larger space needed for program.

Lease Number P2641
Lessee Name Arkansas Department of Correction
Address 7201 & 7203 W. 7th
City Pine Bluff **County Name** Jefferson
Lessor Name Ken & Earlene Smith d/b/a The Cop Shop
Comments: Terminating August 31, 2012.

Lease Number T6036
Lessee Name Sprint Nextel WIP Lease Corporation Property Services
Address 105 Reserve Avenue
City Hot Springs **County Name** Garland
Lessor Name Department of Career Education, AR Rehabilitation Services
Comments: Terminated early pursuant to Section 5 (e) by Lessee effective 8/31/2012; letter on file.

II. Construction Section

Contracts:

Current Projects under Contract:	65	
Value of Current Projects:		\$ 95,894,361.82
New Contracts:	10	
(See attached New Contract report)		
Value of New Contracts:		\$ 15,448,140.72
Change orders approved:	11	
(See attached Change Order report)		
Change Order Increase:		\$ 144,411.20
Change Order Decrease:		-\$ 377,190.00
Projects Completed:	5	
Value of Completed Projects:		\$ 3,104,282.91

Bid Process and Openings:

Projects in the Bid Process	50
Bid Openings:	6
(See attached Bid Opening Report)	
Emergency Bid:	0
Rebid Projects:	0
Projects Within Budget:	6
Project Over Budget:	0

Project Observations:

Field Inspections Conducted:	47
Final Inspections Conducted:	3

New Contracts			
Agency Name	Project Name		
Project Number	Design Professional Name		
Date Approved	Contractor Name		Contract Amount
Arkansas Building Authority			
3501202	2011 Air Handler Upgrades @ MAC		\$227,600.00
8 /24/2012	Lockeby & Associates, Inc.		
	Comfort Systems USA (Arkansas), Inc.		
Arkansas Department of Environmental Quality			
9301206	Flanagan AML Reclamation Project		\$302,749.46
8 /21/2012	Arkansas Dept. of Environmental Quality, In-House		
	Axioo Construction, Inc.		
Arkansas Department of Veterans Affairs			
3851201	AR State Veterans Cemetary		\$597,000.00
8 /27/2012	Ecological Design Group, Inc		
	Shields & Associates, Inc.		
Arkansas Educational Television Network			
5161203	Conway Microwave Tower Replacement		\$59,179.26
8 /29/2012	Batson, Inc.		
	Wallace Tower Specialists Company d/b/a		
Department of Human Services			
7101212	Flooring Replacement Forensic Units		\$80,287.00
8 /6 /2012	Morris and Associates Architects, Environmental Co		
	JGP, Inc		
Military Department of Arkansas			
9751209	Barracks Alterations Group 9		\$654,000.00
8 /28/2012	Benchmark Group		
	Pick-It Construction Inc.		
9751212	RMTC Demolish Bldgs 2300 E - G		\$215,325.00
8 /14/2012	Bond Consulting Engineers		
	K & E Construction, Inc.		

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount
9751213	Barracks Alterations Group #13	\$689,000.00
8 /28/2012	Benchmark Group Pick-It Construction Inc.	
9751217	Barracks Alterations Group #12	\$683,000.00
8 /28/2012	Benchmark Group Pick-It Construction Inc.	
Pulaski Technical College		
6931202	PTC Arkansas Culinary School	\$11,940,000.00
8 /3 /2012	Taggart Foster Currence Gray Architects, Inc. Kinco Constructors, LLC	

Change Order Summary

3501108 Arkansas Building Authority
2011 Exterior Window Upgrades
D & H Construction Company

Stuck Associates Architects

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
8 /10/2012	1	Unforeseen Condition	\$4,572.00	\$0.00	0
8 /10/2012	1	Owner Requested	\$16,341.00	\$0.00	0
8 /10/2012	1	Time Extension	\$0.00	\$0.00	21

7101020 Department of Human Services
ARRA Re-Roof Staff House & Cottage Bldgs.
Triple E Construction, 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>
8 /17/2012	3	Time Extension	\$0.00	\$0.00	108

7101203 Department of Human Services
Commons Bldg HVAC Renovations
Action, 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>
8 /29/2012	1	Unforeseen Condition	\$4,279.00	\$0.00	0

7101208 Department of Human Services
Building #20 Stabilization
Power Lift Foundation Repair d/b/a Bolin Enterprises, In

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>
8 /27/2012	1	Unforeseen Condition	\$31,540.00	\$0.00	0

8731201 Dept. of Arkansas Heritage-Mosaic Templars Cultural Ctr 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>
8 /20/2012	3	Time Extension	\$0.00	\$0.00	14
8 /20/2012	3	Substitution / Alternative Method	\$784.00	\$0.00	0
8 /20/2012	3	Owner Requested	\$1,682.00	\$0.00	0

8851201 Department of Arkansas Heritage - Historic AR Museum Ruby Architects, Inc.
HVAC Replacement & Field House Remodel
V.R. Smith & Sons, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
8 /31/2012	1	Owner Requested	\$2,596.00	\$0.00	0

8 /31/2012	1	Unforeseen Condition	\$682.00	\$0.00	0
9001209 Arkansas Department of Parks and Tourism			Tim A. Risley & Associates		
Construct New Overnight Guest Cabins					
Steele Development, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
8 /31/2012	2	Time Extension	\$0.00	\$0.00	21
8 /31/2012	2	Unforeseen Condition	\$14,420.99	\$0.00	0
9001214 Arkansas Department of Parks and Tourism			Strider Consulting		
Marina, Jetty Repairs & Bank Stabilization					
Crouse Construction Company					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
8 /17/2012	1	Unforeseen Condition	\$0.00	\$0.00	0
8 /17/2012	1	Owner Requested	\$0.00	(\$11,310.00)	0
8 /17/2012	1	Code / Regulation / Rule	\$0.00	\$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>
8 /15/2012	4	Time Extension	\$0.00	\$0.00	61
8 /15/2012	4	Owner Requested	\$9,892.00	\$0.00	0
9751016 Military Department of Arkansas			The Benham Companies, LLC		
RMTC ROCA 23 & 30					
K & E Construction, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
8 /16/2012	3	Time Extension	\$0.00	\$0.00	227
8 /16/2012	3	Owner Requested	\$57,622.21	\$0.00	0
9751118 Military Department of Arkansas			Marlar Engineering Company, Inc.		
RMTC Perimeter Fence Phase II					
United Fence & 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>
8 /20/2012	2	Time Extension	\$0.00	\$0.00	81
8 /20/2012	2	Time Extension	\$0.00	\$0.00	-162
8 /20/2012	2	Owner Requested	\$0.00	(\$365,880.00)	0

Bid Openings

Project Number / Name	Agency Name	Certified Funds
Bid Date	Design Professional Name	Bid Amount
Bid Time	Contractor Name	Method of Contracting
3501202	Arkansas Building Authority	\$400,000.00
2011 Air Handler Upgrades @ MAC		\$227,600.00
8 /8 /2012	Lockeby & Associates, Inc.	Design / Bid / Build
2:30:00 PM	Comfort Systems USA (Arkansas), Inc.	
5161204	Arkansas Educational Television Network	\$390,000.00
Emergency Generators @ Multiple Sites		\$453,597.00
8 /7 /2012	Lockeby & Associates, Inc.	Design / Bid / Build
2:30:00 PM	Total Environmental Systems, Inc.	
7101214	Department of Human Services	\$996,700.00
State Hospital Video Surveillance		\$794,292.00
8 /22/2012	Lockeby & Associates, Inc.	Design / Bid / Build
2:00:00 PM	United Fire Suppression d/b/a Ark Automatic Sprinkle	
9001224	Arkansas Department of Parks and Tourism	\$150,000.00
Building Improvements/Roof Repairs		\$86,980.00
8 /21/2012	Taylor-Kempkes Architects	Design / Bid / Build
2:00:00 PM	Bell Construction Company, Inc.	
9001301	Arkansas Department of Parks and Tourism	\$155,000.00
Employee Residence Addition & Reno		\$159,000.00
8 /28/2012	Taylor-Kempkes Architects	Design / Bid / Build
2:00:00 PM	MH Construction Design, LLC	
9301206	Arkansas Department of Environmental Quality	\$460,220.55
Flanagan AML Reclamation Project		\$302,749.46
8 /7 /2012	Arkansas Dept. of Environmental Quality, In-House	Design / Bid / Build
2:00:00 PM	Axioo Construction, Inc.	

III. Design Review Section

Plan Reviews

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
0231301 Justice Building Data Center UPS 8/24/2012 \$10,000.00 Lockeby & Associates, Inc.	Administrative Office of the Courts Justice Building, Little Rock, AR NA	Public Bid Plan Review Submittal Open for Review NA
3501101 Exterior Window Repairs, Waterproofing 8/30/2012 \$441,000.00 Borne' Firm Architects	Arkansas Building Authority Natural Resources Drive, Little Rock NA No	Public Bid Approval to Bid Open for Review NA NA
3501213 Alterations to Ste. 136 S for Mental Health 8/28/2012 \$210,000.00 ABA In-House	Arkansas Building Authority 501 Woodlane Drive, Little Rock, AR 8/28/2012 1,800 NA	In-House Labor Approval to Proceed Closed \$ 116.67 NA
4801301 North Central Energy Retrofit 8/7/2012 \$163,063.80 Lockeby & Associates, Inc.	Department of Correction Calico Rock, AR 8/29/2012 NA No	In-House Labor Approval to Proceed Closed NA NA
4801302 East Arkansas Energy Retrofit 8/7/2012 \$284,024.88 Lockeby & Associates, Inc.	Department of Correction Brickeys, AR 8/17/2012 NA No	In House Labor Approval to Proceed Closed NA NA
5101204 Roofing-W Portion of Exceptional Unit 8/1/2012 \$40,000.00 Smith Associates Architects, PA	Arkansas School for the Blind Little Rock, AR 8/10/2012 NA No	Public Bid Approval to Bid Closed NA NA
5101205 Infirmary Building Exterior Repairs 8/1/2012 \$65,000.00 Smith Associates Architects, PA	Arkansas School for the Blind Little Rock, AR 8/10/2012 NA No	Public Bid Approval to Bid Closed NA NA
5161204 Emergency Generators at Multiple Sites 8/21/2012 \$390,000.00 Lockeby & Associates, Inc.	AETN Conway, Bono, Winslow, Huttig 8/21/2012 NA NA	Public Bid Negotiated Changes Closed NA 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
60-135-P2851 Classroom and Office 8/21/2012 \$900,000.00 Odom Peckham Architecture, Inc.	University of Arkansas Criminal Justice Little Rock, AR 8/28/2012 30,300 No	Leasing Plan Review Submittal Waiting for Responses \$ 29.70 NA
60-520-P2718 ARS Minor Alterations to 525 & 601 W. 8/29/2012 \$750,000.00 Lewis Architects	Department of Career Education 525 & 601 West Capitol Ave, Little 8/30/2012 8,285 NA	Leasing Approval to Proceed Closed \$ 90.50 NA
9001219 Construct New Employee Residence 8/9/2012 \$264,858.00 Taylor Kempkes Architects, P.A.	Parks and Tourism Devil's Den State Park 8/10/2012 NA No	Public Bid Other Waiting for Responses NA NA
9001221 Construct New Employee Residence 8/24/2012 \$262,039.00 Taylor Kempkes Architects, P.A.	Parks and Tourism Cossatot Stat Park 8/28/2012 NA NA	Public Bid Negotiated Changes Closed NA NA
9001222 Repair/Renovate Frieze/Roof on 1888 8/10/2012 \$158,884.00 Taylor Kempkes Architects, P.A.	Parks and Tourism Powhatan State Park 8/17/2012 NA NA	Public Bid Approval to Bid Closed NA NA
9001223 1874 Courthouse Plaster Repairs and 7/24/2012 \$176,506.00 Steelman Connell Mosley Architects	Parks and Tourism Historic Washington State Park 8/17/2012 8,000 No	Public Bid Approval to Bid Closed \$ 22.06 NA
9001302 Marina Dock 'A' Replacement 8/2/2012 \$225,675.00 McClelland Engineering	Parks and Tourism DeGray Lake Resort State Park 8/16/2012 NA Yes	Public Bid Approval to Bid Closed NA Pending
9001303 Trail, Visitor Center Parking and Access 8/31/2012 \$1,311,274.00 ETI Corporation	Parks and Tourism Delta Heritage Trail State Park NA No	Public Bid Approval to Bid Open for Review NA NA
9001304 Flooring Replacement in 45 Guest Rooms 8/24/2012 \$44,885.00 Parks and Tourism In-House	Parks and Tourism DeGray Lake Resort Lodge 8/29/2012 NA No	Public Bid Approval to Bid Closed NA 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
9001305 Marina Walkway Extension and 8/3/2012 \$97,356.00 Parks and Tourism In-House	Parks and Tourism DeGray Lake Resort State Park 8/28/2012 NA No	Public Bid Approval to Bid Closed NA NA
9001306 The Ridges at Village Creek, Phase 2 8/6/2012 \$1,950,480.00 Brckett-Krennerich & Associates	Parks and Tourism Village Creek State Park 8/14/2012 NA No	Public Bid Approval to Bid Closed NA NA
9001307 Repair/Resurface Parking Lot at VC 8/10/2012 \$146,323.00 Parks and Tourism In-House	Parks and Tourism Crater of Diamonds State Park 8/31/2012 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9001308 Day-Use Access Road & Parking 8/13/2012 \$167,205.00 Parks and Tourism In-House	Parks and Tourism Lake Catherine State Park NA	Public Bid Plan Review Submittal Open for Review NA
9001309 Repair CCC Retaining Wall 8/15/2012 \$225,150.00 Hanson and McLaughlin LLC	Parks and Tourism Devil's Den State Park NA	Public Bid Plan Review Submittal Open for Review NA
9301102 Corrective Action-Former C&L Landfill 8/21/2012 \$1,800,000.00 EnSafe, Inc.	Department of Environmental Quality Fayetteville, AR NA	Public Bid Plan Review Submittal Open for Review NA
9301301 James Fork East Abandoned Mine 8/17/2012 \$298,465.00 ADEQ In-house	Department of Environmental Quality Midland, AR NA	Public Bid Plan Review Submittal Open for Review NA
9301302 Thompson Scientific Industries Remedial 8/15/2012 \$185,000.00 CDM Smith	Department of Environmental Quality Scranton, AR 3,000	Public Bid Plan Review Submittal Open for Review \$ 61.67
9301303 Corrective Action - Former C&L Landfill 8/21/2012 \$2,000,000.00 EnSafe, Inc.	Department of Environmental Quality Fayetteville, AR NA	Public Bid Plan Review Submittal Open for Review 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
9750807 Vehicle Wash Facility (Wash Rack) 7/25/2012 \$1,196,000.00 Benham Companies, LLC (Lowell,AR)	Military Department Camp Robinson 8/21/2012 4,320 No	Public Bid Plan Review Submittal Waiting for Responses \$ 276.85 NA
9751003 CMTC A/T Network Operations Center 8/10/2012 \$854,051.00 Benchmark Group	Military Department Ft. Chaffee 8/24/2012 3,852 No	Public Bid Re-bid Closed \$ 216.11 NA
9751018 RMTC Waterline Replacement Phase VI 7/24/2012 \$829,200.00 Marlar Engineering	Military Department Camp Robinson 8/10/2012 NA No	Public Bid Approval to Bid Closed NA NA
9751218 RMTC Building 24201 (114th Av) 8/2/2012 \$459,000.00 Lewis Architects	Military Department Camp Robinson 8/14/2012 NA No	Public Bid Approval to Bid Closed NA NA
9751224 West Memphis Armory Renovations 8/28/2012 \$389,000.00 Wittenberg, Delony & Davidson, Inc.	Military Department West Memphis, AR 19,500 Yes	Public Bid Approval to Bid Open for Review \$ 19.95 9/4/2012
9751225 West Memphis Organizational Parking 8/28/2012 \$59,000.00 Wittenberg, Delony & Davidson, Inc.	Parks and Tourism West Memphis, AR 37,208 Yes	Public Bid Approval to Bid Open for Review \$ 1.59 9/4/2012
9751227 CMTC 02400 Motor Pool 8/29/2012 \$640,096.00 E-Squared Architecture and Interior Design	Military Department Fort Chaffee, AR 8/29/2012 NA No	Public Bid Approval to Bid Closed NA NA
9751228 CMTC Gate 1 Upgrade 7/25/2012 \$318,760.00 E-Squared Architecture and Interior Design	Military Department Fort Chaffee, AR 8/3/2012 NA No	Public Bid Approval to Bid Closed NA NA
9751229 CMTC Building 1393 Upgrade 8/16/2012 \$168,000.00 E-Squared Architecture and Interior Design	Military Department Fort Chaffee, AR NA No	Public Bid Approval to Bid Open for Review NA NA

ABA Plan Review File #	Agency Name	Project Type
Project Title	Project Location	Review Type
Date Received	Date Completed	Current Status
Current Estimated Construction Cost	Building Area (sq ft)	Cost Per Square Foot
Design Firm Name	Floodplain Permit Required	Date Permit Approved
9751230	Military Department	Public Bid
RMTC Bldg 7401 Transient Barracks	Camp J.T. Robinson NLR, AR	Plan Review Submittal
7/26/2012	8/3/2012	Waiting for Responses
\$657,987.00	7,000	\$ 94.00
Lewis Architects	No	NA
9751301	Military Department	Public Bid
RMTC Streetlight Replacement	Camp Robinson, North Little Rock,	Approval to Bid
8/28/2012	8/31/2012	Closed
\$233,658.00	NA	NA
Pack Engineering	No	NA
9751303	Military Department	Public Bid
PEC Bldg 6404 Freedom Hall	Camp Robinson North Little Rock, AR	Plan Review Submittal
8/10/2012	8/10/2012	Waiting for Responses
\$705,745.00	3,055	\$ 175.00
Lockeby & Associates, Inc.	No	NA
9751307	Military Department	Public Bid
RMTC Bldg 15301 MEDCOM Addition	Camp Robinson, North Little Rock,	Plan Review Submittal
8/29/2012	1,731	Open for Review
\$390,259.00		\$ 225.45
Stocks-Mann Architects, PLC		
9951301	Arkansas Department of Emergency	Public Bid
FSP Warehouse Upgrade	8700 Remount Road, NLR, AR	Approval to Bid
8/9/2012	8/23/2012	Closed
\$949,458.00	3,715	\$ 255.00
Stuck Associates (Jonesboro)	No	NA

Public School Accessibility Reviews

August 2012

Project #	Project Review Type	Date Received	Date Completed	School District Current
5001267	New HPER Center Approval to Proceed	7/24/2012	8/10/2012	Nashville School District Closed
5001302	Safe Room at Middle School Approval to Proceed	8/1/2012	8/14/2012	Beebe School District Closed
5001304	New High School Approval to Proceed	7/25/2012	8/21/2012	Elkins School District Closed
5001305	Har-Ber High School Track Concession Stand Plan Review Submittal	7/26/2012	8/21/2012	Springdale School District Closed
	Approval to Proceed	8/29/2012	8/31/2012	Closed
5001306	Safe Room at Primary School Approval to Proceed	7/27/2012	8/7/2012	Vilonia School District Closed
5001307	Press Box at Football Field Stadium Approval to Proceed	8/1/2012	8/17/2012	Walnut Ridge School District Closed
5001308	Sonora Middle School Plan Review Submittal	8/3/2012		Springdale School District Open for Review
5001309	Maintenance and Warehouse Facility Plan Review Submittal	8/16/2012		Clarksville School District Open for Review
5001310	High School Classrooms Plan Review Submittal	8/17/2012		Greenbrier School District Open for Review
5001311	New High School Plan Review Submittal	8/29/2012		Cossatot River School District Open for Review
5001312	Baseball Field Plan Review Submittal	8/30/2012		Rose Bud School District Open for Review