



MEMORANDUM

TO: Marty Garrity, Director
Arkansas Legislative Council

FROM: Anne W. Laidlaw, Director *AWL*

RE: August 2013 Monthly Report

DATE: September 9, 2013

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 2013

I. Real Estate Services

NEW LEASES:

Lease Number P2521 **Start Date** 7/1/2013 **End Date** 6/30/2014
Lessee Name University of Arkansas at Monticello, College of Technology - McGehee
Property Name
Address 207-B Main Street
City Crossett **County Name** Ashley
Sq Ft 1,920 **RateSF** \$5.31 **Annual Rent** \$10,200
Lessor Name John C. McGoogan Revocable Trust **Principal** Margaret McGooga
Comments: New one year Lease of office space for UAM College of Technology, McGehee Adult Education.

Lease Number P2864 **Start Date** 4/1/2013 **End Date** 3/31/2016
Lessee Name UAMS - Donald W. Reynolds Institute on Aging
Property Name Mercy Hospital
Address 101 McGowan Court
City Hot Springs **County Name** Garland
Sq Ft 2,417 **RateSF** \$14.21 **Annual Rent** \$34,344
Lessor Name Mercy Hospital Hot Springs **Principal** Timothy Johnsen
Comments: New three (3) year Lease to provide classroom space for caregiver training.

Lease Number P2882 **Start Date** 7/1/2013 **End Date** 6/30/2015
Lessee Name DHS - Division of Developmental Disabilities Services
Property Name
Address 2701 Paula Drive
City Jonesboro **County Name** Craighead
Sq Ft 1,440 **RateSF** \$10.00 **Annual Rent** \$14,400
Lessor Name John M. White and Deborah L. White **Principal** John White
Comments: New two (2) year Lease for DDS office.

NEW LEASES:

Lease Number P2889 **Start Date** 8/1/2013 **End Date** 6/30/2018
Lessee Name Arkansas State Board of Pharmacy
Property Name Mann on Main
Address 322 Main Street
City Little Rock **County Name** Pulaski
Sq Ft 300 **RateSF** \$4.00 **Annual Rent** \$1,200
Lessor Name Mann Leverage Lender, LLC **Principal** Rog Rogers
Comments: New five (5) Lease for basement storage at new office location in the Mann on Main.

Lease Number P2891 **Start Date** 8/1/2013 **End Date** 7/31/2018
Lessee Name Arkansas Crime Information Center
Property Name Mann on Main
Address 322 Main Street
City Little Rock **County Name** Pulaski
Sq Ft 404 **RateSF** \$4.00 **Annual Rent** \$1,616
Lessor Name Mann Leverage Lender, LLC **Principal** Jimmy Moses
Comments: New five (5) Lease for basement storage at new office location in the Mann on Main.

Lease Number P2892 **Start Date** 7/1/2013 **End Date** 6/30/2018
Lessee Name DFA - Office of Child Support Enforcement
Property Name Mann on Main
Address 322 Main Street
City Little Rock **County Name** Pulaski
Sq Ft 2,552 **RateSF** \$4.00 **Annual Rent** \$10,208
Lessor Name Mann Leverage Lender, LLC **Principal** Jimmy Moses
Comments: New five (5) Lease for basement storage at new office location in the Mann on Main.

NEW LEASES:

Lease Number P2893 **Start Date** 9/1/2013 **End Date** 6/30/2014
Lessee Name Arkansas Office of Medicaid Inspector General
Property Name The Tower Building
Address 323 Center Street
City Little Rock **County Name** Pulaski
Sq Ft 1,828 **RateSF** \$12.47 **Annual Rent** \$19,000
Lessor Name Catlett Tower Partnership **Principal** Graham Catlett
Comments: Month-to-month Lease until new office can secure a permanent home through an RFP.

Lease Number S8383 **Start Date** 9/1/2013 **End Date** 8/31/2014
Lessee Name Henderson State University
Property Name 501 Building
Address 501 Woodlane, Suite 301-N
City Little Rock **County Name** Pulaski
Sq Ft 143 **RateSF** \$13.15 **Annual Rent** \$1,880
Lessor Name Arkansas State University System **Principal** N/A
Comments: New Sublease agreement. HSU leasing 143 square feet of office space in Suite 301-N.

Lease Number S8450 **Start Date** 7/1/2013 **End Date** 6/30/2014
Lessee Name DFA - Office of Information Systems
Property Name Main Street Parking Lot
Address 416 Main Street
City Little Rock **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$5,400
Lessor Name Arkansas Building Authority **Principal** N/A
Comments: New one year Lease for state employee parking on new surface parking lot on Main Street.

NEW LEASES:

Lease Number S8451 **Start Date** 7/1/2013 **End Date** 6/30/2014
Lessee Name Arkansas Department of Higher Education
Property Name Main Street Parking Lot
Address 416 Main Street
City Little Rock **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$7,200
Lessor Name Arkansas Building Authority **Principal** N/A
Comments: New one year Lease for state employee parking on new surface parking lot on Main Street.

Lease Number S8455 **Start Date** 7/1/2013 **End Date** 6/30/2014
Lessee Name DFA - Office of Administrative Services - AASIS
Property Name Main Street Parking Lot
Address 416 Main Street
City Little Rock **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$9,000
Lessor Name Arkansas Building Authority **Principal** N/A
Comments: New one year Lease for state employee parking on new surface parking lot on Main Street.

LEASE RENEWALS:

Lease Number N9273 **Start Date** 1/1/2014 **End Date** 12/31/2014
Lessee Name Northwest Arkansas Certified Development Company
Address 1058 Highland Circle
City Mountain Home **County Name** Baxter
Sq Ft 866 **RateSF** \$7.41 **Annual Rent** \$6,417.06
Lessor Name Arkansas Department of Workforce Service **Principal** N/A
Comments: One year Sublease renewal for DWS Partner.

Lease Number N9282 **Start Date** 8/1/2013 **End Date** 7/31/2014
Lessee Name Lambda Phi House Association of Sigma Nu
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 with no changes.

Lease Number P2103 **Start Date** 10/1/2013 **End Date** 9/30/2015
Lessee Name Arkansas Department of Community Correction
Address 306 Edison Avenue
City Benton **County Name** Saline
Sq Ft 4,500 **RateSF** \$9.28 **Annual Rent** \$41,750.04
Lessor Name Stinson and Doris Bailey **Principal** Stinson Bailey
Comments: Two (2) year renewal with no changes.

Lease Number P2174 **Start Date** 10/1/2013 **End Date** 9/30/2015
Lessee Name Arkansas Department of Community Correction
Address 250 Shoppingway
City West Memphis **County Name** Crittenden
Sq Ft 6,800 **RateSF** \$8.19 **Annual Rent** \$55,692.00
Lessor Name Guaranty Loan & Real Estate Company **Principal** Randall Catt
Comments: Two (2) year renewal with no changes.

LEASE RENEWALS:

Lease Number P2229 **Start Date** 12/1/2013 **End Date** 11/30/2015

Lessee Name Arkansas State Crime Laboratory

Address 1401 Murphy Drive

City Maumelle **County Name** Pulaski

Sq Ft **RateSF** **Annual Rent** \$6,100.00

Lessor Name Vital Records Control of Arkansas, Inc. **Principal** Thomas R. Petty

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

Lease Number P2257 **Start Date** 8/1/2013 **End Date** 7/31/2015

Lessee Name DHS - County Operations

Address 305 East Avenue "B"

City Hope **County Name** Hempstead

Sq Ft 1,125 **RateSF** \$6.37 **Annual Rent** \$7,166.25

Lessor Name G and G Rental Company, Inc. **Principal** Loretta Garrett

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

Lease Number P2274 **Start Date** 9/1/2013 **End Date** 8/31/2014

Lessee Name UAMS - Regional Programs, Southwest

Address 6103, 6107 and 6227 Summerhill Place

City Texarkana **County Name** Bowie

Sq Ft 3,300 **RateSF** \$7.36 **Annual Rent** \$24,300.00

Lessor Name Darren Reynolds **Principal** Darren Reynolds

Comments: One year renewal with no changes.

Lease Number P2349 **Start Date** 8/1/2013 **End Date** 7/31/2015

Lessee Name Department of Environmental Quality

Address Eagle Mountain

City **County Name** Polk

Sq Ft 0 **RateSF** \$0.00 **Annual Rent** \$840.00

Lessor Name Mid South Communications, Inc. **Principal** Steve Gill, President

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

LEASE RENEWALS:

Lease Number P2394 **Start Date** 8/1/2013 **End Date** 7/31/2015
Lessee Name Arkansas Department of Health - In Home Services
Address 204 North Oak Street
City Sheridan **County Name** Grant
Sq Ft 1,034 **RateSF** \$6.99 **Annual Rent** \$7,230.03
Lessor Name Eddie and Ailene Easley **Principal** Eddie Easley
Comments: Two (2) year renewal with no changes.

Lease Number P2395 **Start Date** 9/1/2013 **End Date** 8/31/2014
Lessee Name UAMS - Regional Programs, Northwest
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 changes.

Lease Number P2419 **Start Date** 7/1/2013 **End Date** 6/30/2014
Lessee Name DHS - Division of Children and Family Services
Address 1317 Bradley Drive
City Mountain Home **County Name** Baxter
Sq Ft 200 **RateSF** \$3.30 **Annual Rent** \$660.00
Lessor Name AAA Storage Center, Inc **Principal** Sterling Cook
Comments: One year renewal with no changes.

Lease Number P2438 **Start Date** 1/1/2014 **End Date** 12/31/2014
Lessee Name Arkansas Department of Workforce Services
Address 1058 Highland Circle
City Mountain Home **County Name** Baxter
Sq Ft 5,794 **RateSF** \$7.41 **Annual Rent** \$42,933.54
Lessor Name Johnny Miller **Principal** Johnny Miller
Comments: One year renewal with no changes.

LEASE RENEWALS:

Lease Number P2452 **Start Date** 7/1/2013 **End Date** 6/30/2014
Lessee Name DHS - Division of Children and 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 Number P2492 **Start Date** 9/1/2013 **End Date** 8/31/2015
Lessee Name Department of Health - WIC Program
Address 1772 West Sunset, Suite A-6
City Springdale **County Name** Washington
Sq Ft 2,040 **RateSF** \$9.78 **Annual Rent** \$19,956.00
Lessor Name Mathias Shopping Centers, Inc. **Principal** Samuel H Mathias
Comments: Two (2) year renewal with no changes.

Lease Number P2504 **Start Date** 8/1/2013 **End Date** 7/31/2014
Lessee Name Arkansas Department of Health - WIC Program
Address 5700 West 10th Street
City Little Rock **County Name** Pulaski
Sq Ft 1,000 **RateSF** \$8.67 **Annual Rent** \$8,668.80
Lessor Name AA Storage @ Fairpark, Limited Partnership **Principal** Paul Darden
Comments: One year renewal with no changes.

Lease Number P2779 **Start Date** 7/1/2013 **End Date** 6/30/2014
Lessee Name Arkansas Forestry Commission
Address 2650 Highway 71 South
City Hatfield **County Name** Polk
Sq Ft 200 **RateSF** \$2.62 **Annual Rent** \$523.50
Lessor Name Henry's Storage Units, LLC **Principal** Chase Henry
Comments: One year renewal with no changes.

LEASE RENEWALS:

Lease Number P2803 **Start Date** 7/1/2013 **End Date** 6/30/2015
Lessee Name Arkansas State Police
Address 320 West Court
City Paragould **County Name** Greene
Sq Ft 331 **RateSF** \$9.24 **Annual Rent** \$3,060.00
Lessor Name Greene County, Arkansas **Principal** County Judge
Comments: Two (2) year renewal with no changes.

Lease Number P2824 **Start Date** 10/1/2013 **End Date** 9/30/2014
Lessee Name Department of Education - School Facilities and Transportation
Address 100 Success Drive
City Clinton **County Name** Van Buren
Sq Ft 250 **RateSF** \$14.40 **Annual Rent** \$3,600.00
Lessor Name Van Buren County Career Center **Principal** N/A
Comments: One year renewal with no changes.

Lease Number P2853 **Start Date** 10/1/2012 **End Date** 6/30/2014
Lessee Name DHS - Division of Childcare and Early Childhood Education
Address 3901 McCain Park Drive, Suite 102
City North Little Rock **County Name** Pulaski
Sq Ft 185 **RateSF** \$14.67 **Annual Rent** \$2,707.28
Lessor Name Central Arkansas Planning and Development **Principal** Rodney Larsen
Comments: Automatic renewal option of Sublease exercised to coincide with master Lease expiring June 30, 2014.

Lease Number P2855 **Start Date** 7/1/2013 **End Date** 6/30/2015
Lessee Name Arkansas Tech University
Address 400, 402 and 404 West Cherry Street
City Clarksville **County Name** Johnson
Sq Ft 2,580 **RateSF** \$4.42 **Annual Rent** \$11,400.00
Lessor Name Ken Stall and Associates, Inc. **Principal** Ken Stall
Comments: Two (2) year renewal with no changes.

LEASE RENEWALS:

Lease Number P6263 **Start Date** 7/1/2013 **End Date** 6/30/2015
Lessee Name DHS - County Operations
Address 400 Northwest 4th Street
City Walnut Ridge **County Name** Lawrence
Sq Ft 5,336 **RateSF** \$7.48 **Annual Rent** \$39,913.28
Lessor Name Doty Family Investments, LLC **Principal** Paul Doty
Comments: Two (2) year renewal with no changes.

Lease Number P6448 **Start Date** 7/1/2013 **End Date** 6/30/2015
Lessee Name Arkansas Department of Workforce Services
Address 23 Sherwood Plaza
City Clarksville **County Name** Johnson
Sq Ft 1,400 **RateSF** \$6.00 **Annual Rent** \$8,400.00
Lessor Name Paul Cogan **Principal** Paul Cogan
Comments: Two (2) year renewal with no changes.

Lease Number P6453 **Start Date** 10/1/2013 **End Date** 9/30/2015
Lessee Name DHS - County Operations
Address Highway 65 North
City Clinton **County Name** Van Buren
Sq Ft 7,440 **RateSF** \$9.65 **Annual Rent** \$71,796.00
Lessor Name Bone Brothers, LLC **Principal** Gayle Bone
Comments: Two (2) year renewal with no changes.

Lease Number P7016 **Start Date** 7/1/2013 **End Date** 6/30/2015
Lessee Name DHS - County Operations
Address 100 Court Square
City Dewitt **County Name** Arkansas
Sq Ft 4,200 **RateSF** \$3.43 **Annual Rent** \$14,405.58
Lessor Name John H. Schallhorn and Lou Cree Schallhor **Principal** John Schallhorn
Comments: Two (2) year renewal with no changes.

LEASE RENEWALS:

Lease Number P8065 **Start Date** 9/1/2013 **End Date** 6/30/2015
Lessee Name Department of Labor
Address 10411 - 10421 West Markham
City Little Rock **County Name** Pulaski
Sq Ft 23,571 **RateSF** \$15.01 **Annual Rent** \$353,879.76
Lessor Name James H. Cone Limited Partnership, LLP **Principal** James H. Cone
Comments: Two (2) year renewal with no changes.

Lease Number P9407 **Start Date** 7/1/2013 **End Date** 6/30/2014
Lessee Name DCE - Arkansas Rehabilitation Services
Address 2807 Broad Street
City Texarkana **County Name** Miller
Sq Ft 6,510 **RateSF** \$7.21 **Annual Rent** \$46,937.04
Lessor Name Arkansas Rehabilitation Association **Principal** Deborah Wooten
Comments: One year renewal with rate increase.

Lease Number P9619 **Start Date** 7/1/2013 **End Date** 6/30/2015
Lessee Name DHS - County Operations
Address 1603 Edison Avenue
City Benton **County Name** Saline
Sq Ft 8,000 **RateSF** \$6.41 **Annual Rent** \$51,280.00
Lessor Name Saline County **Principal** N/A
Comments: Two (2) year renewal with no changes.

Lease Number P9949 **Start Date** 6/1/2013 **End Date** 5/31/2015
Lessee Name Department of Community Correction
Address 220 & 222 South Pine
City Magnolia **County Name** Columbia
Sq Ft 4,096 **RateSF** \$9.78 **Annual Rent** \$40,058.88
Lessor Name James L. Souter or Rhonda J. Souter **Principal** James L. Souter
Comments: Two (2) year renewal with square footage and rate increase. Premises expanded to include 220 South Pine.

LEASE RENEWALS:

Lease Number S6086 **Start Date** 7/1/2013 **End Date** 6/30/2015
Lessee Name Arkansas State Crime Laboratory
Address 3 Natural Resources
City Little Rock **County Name** Pulaski
Sq Ft 69,879 **RateSF** \$12.00 **Annual Rent** \$862,748.00
Lessor Name Arkansas Building Authority **Principal** N/A
Comments: Two (2) year renewal with maximum dollar amount of generator responsibilities incorporated into the Lease. Increased from \$4,000 to \$6,000 annually.

Lease Number S6109 **Start Date** 7/1/2013 **End Date** 6/30/2015
Lessee Name Department of Information Systems
Address 1 Capitol Mall
City Little Rock **County Name** Pulaski
Sq Ft 66,726 **RateSF** \$11.20 **Annual Rent** \$748,222.80
Lessor Name Arkansas Building Authority **Principal** N/A
Comments: Two (2) year renewal with changes in suite numbers and square footage.

Lease Number S8250 **Start Date** 7/1/2013 **End Date** 6/30/2015
Lessee Name Arkansas Insurance Department - Public Employee Claims
Address 6620 Young Road
City Little Rock **County Name** Pulaski
Sq Ft 1,620 **RateSF** \$2.25 **Annual Rent** \$3,645.00
Lessor Name DFA - Office of State Procurement, M and R **Principal** N/A
Comments: Two (2) year renewal with no changes.

Lease Number S8251 **Start Date** 7/1/2013 **End Date** 6/30/2015
Lessee Name Arkansas Insurance Department
Address 6620 Young Road
City Little Rock **County Name** Pulaski
Sq Ft 810 **RateSF** \$2.25 **Annual Rent** \$1,822.50
Lessor Name DFA - Office of State Procurement, M and R **Principal** N/A
Comments: Two (2) year renewal with no changes.

LEASE RENEWALS:

Lease Number S8416 **Start Date** 1/1/2014 **End Date** 12/31/2015
Lessee Name Arkansas Department of Workforce Services
Address 7648 Victory Boulevard
City Newport **County Name** Jackson
Sq Ft 2,685 **RateSF** \$10.00 **Annual Rent** \$26,850.00
Lessor Name Arkansas State University - Newport **Principal** N/A
Comments: Two (2) year renewal with no changes.

Lease Number S8427 **Start Date** 12/1/2013 **End Date** 11/30/2015
Lessee Name DHS - Aging and Adult Services
Address 616 Garrison Avenue
City Fort Smith **County Name** Sebastian
Sq Ft 585 **RateSF** \$11.50 **Annual Rent** \$6,727.50
Lessor Name Arkansas Building Authority **Principal** N/A
Comments: Two (2) year renewal with no changes.

LEASE CHANGES:

Lease Number N9211 **Start Date** 10/1/2005 **End Date** 9/30/2065
Lessee Name Alpha Pi Chapter of Sigma Pi Foundation
Address Danner and University Loop
City Jonesboro **County Name** Craighead
Sq Ft 0 **RateSF** \$0.00
Lessor Name Arkansas State University **Principal** N/A
Comments: New sixty (60) year Lease of 1.02 acres of land on the ASU campus for construction of a facility for the Sigma Pi Fraternity.

Lease Number P2596 **Start Date** 11/1/2007 **End Date** 10/31/2013
Lessee Name Department of Health - In Home Services
Address 3600 Cantrell Road, Suite 203
City Little Rock **County Name** Pulaski
Sq Ft 4264 **RateSF** \$15.50
Lessor Name Peartree, Inc. **Principal** Katherine Adams
Comments: Amended Lease to reflect change in ownership.

Lease Number P2863 **Start Date** 7/15/2013 **End Date** 7/31/2026
Lessee Name Arkansas Crime Information Center
Address 312 Main Street
City Little Rock **County Name** Pulaski
Sq Ft 17611 **RateSF** \$14.37
Lessor Name Mann Leverage Lender, LLC **Principal** Jimmy Moses
Comments: Amended Lease to revise Lease commencement date and to change rent start date to July 15 rather than August 1.

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

LEASE CHANGES:

Lease Number S8449 **Start Date** 9/1/2013 **End Date** 6/30/2014
Lessee Name DFA - Office of Child Support Enforcement
Address 416 Main Street
City Little Rock **County Name** Pulaski
Sq Ft **RateSF**
Lessor Name Arkansas Building Authority **Principal** N/A
Comments: Amended parking Lease to add one more parking space for a total of nine (9) spaces.

Lease Number T6046 **Start Date** 2/1/2009 **End Date** 1/31/2024
Lessee Name Arkansas Educational Television Network
Address Redfield Tower
City Redfield **County Name** Grant
Sq Ft **RateSF**
Lessor Name Mission Broadcasting, Inc. **Principal** Dennis Thatcher
Comments: Amended Lease to reflect change in Lessor name.

LEASE CANCELLATIONS:

Lease Number P2151
Lessee Name UAMS - Pulmonary Sleep Lab
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Lessor Name Vital Records Control of Arkansas, Inc.
Comments: Lease termination effective October 31, 2013. Agency no longer needs this storage space.

Lease Number P2457
Lessee Name Department of Education - Public School Academic Facilities an
Address 100 Success Drive, Suite 36
City Clinton **County Name** Van Buren
Lessor Name Van Buren County Career Center
Comments: Lease termination effective December 31, 2013. Agency no longer needs the Leased premises.

Lease Number P2524
Lessee Name University of Arkansas at Fayetteville, Division of Agriculture - C
Address 325 West Capitol Avenue
City Little Rock **County Name** Pulaski
Lessor Name Information Vaulting Services, Inc.
Comments: Lease termination upon expiration of the current Lease term. Lessee no longer needs this storage space.

Lease Number P2600
Lessee Name Cossatot Community College of the University of Arkansas
Address 919 East Vandervoort
City DeQueen **County Name** Sevier
Lessor Name Mikel J. Atkins
Comments: Lease termination upon expiration of the current Lease term, October 31, 2013. Lessee no longer needs premises.

LEASE CANCELLATIONS:

Lease Number P2833

Lessee Name UAMS - Regional Programs

Address 104 East Columbia Road

City Magnolia **County Name** Columbia

Lessor Name Scott and Rochelle McMahan Joint Revocable Trust

Comments: Lease termination upon expiration of the current Lease term, September 30, 2013. UAMS is relocating to a UAMS-owned building in Magnolia

Lease Number P2843

Lessee Name Black River Technical College

Address 324 South Main Street

City Rector **County Name** Clay

Lessor Name City of Rector, NEA/TC

Comments: Lease termination effective September 30, 2013. Lessee no longer needs premises.

Lease Number P6219

Lessee Name UAMS - Regional Programs, South Arkansas

Address 460 West Oak Street

City El Dorado **County Name** Union

Lessor Name Medical Center of South Arkansas

Comments: Lease termination upon expiration of the current Lease term, September 30, 2013. UAMS is relocating to a UAMS-owned building in Magnolia

Lease Number P9493

Lessee Name University of Arkansas at Little Rock - Mid-South Training Acade

Address 100 South University, Suites 100, G1, G2, 204, 208

City Little Rock **County Name** Pulaski

Lessor Name Flake and Kelley Commercial

Comments: Agency accepted Lessor's early termination incentive and is relocating 2 1/2 months early in exchange for lease buyout fee.

LEASE CANCELLATIONS:

Lease Number S8099

Lessee Name Arkansas State Board of Pharmacy

Address 101 East Capitol Avenue, Suite 218

City Little Rock **County Name** Pulaski

Lessor Name Arkansas Building Authority

Comments: Lease termination upon expiration of the current Lease term.
Lessee is relocating to the new Mann on Main to accommodate
needed expansion

Lease Number S8376

Lessee Name Department of Education - Public School Academic Facilities an

Address 501 Woodlane

City Little Rock **County Name** Pulaski

Lessor Name Arkansas Building Authority

Comments: Lease termination upon expiration of the current Lease term.
Lessee is relocating to the MAC building at ABA's request.

II. Construction Section

Contracts:

Current Projects under Contract:	75	
Value of Current Projects:		\$ 101,224,484.52
New Contracts:	5	
(See attached New Contract report)		
Value of New Contracts:		\$ 4,675,966.00
Change orders approved:	10	
(See attached Change Order report)		
Change Order Increase:		\$ 334,967.05
Change Order Decrease:		-\$ 7,301.14
Projects Completed:	5	
Value of Completed Projects:		\$ 3,538,240.45

Bid Process and Openings:

Projects in the Bid Process	38
Bid Openings:	15
(See attached Bid Opening Report)	
Emergency Bid:	2
Rebid Projects:	1
Projects Within Budget:	12
Project Over Budget:	3

Project Observations:

Field Inspections Conducted:	58
Final Inspections Conducted	5

Bid Openings

Project Number / Name	Agency Name	Certified Funds
Bid Date	Design Professional Name	Bid Amount
Bid Time	Contractor Name	Method of Contracting
3501308	Arkansas Building Authority	\$940,000.00
2013 MAC Building Re-Roof		\$396,540.00
8 /20/2013	Hight-Jackson Associates, P.A.	Design / Bid / Build
2:00:00 PM	Fraley Roofing, Inc	
5131401	School for the Deaf	\$40,000.00
Lower School Multi-Purpose Rm Roof		\$35,627.00
8 /29/2013	Smith Associates Architects, P.A.	Emergency
2:30:00 PM	Ketcher and Company, Inc.	
8671301	Department of Arkansas Heritage - Delta Cultural Center	\$683,790.00
2013 Improvements at Delta Cultural Center		\$599,000.00
8 /13/2013	JAMESON Architects P.A.	Design / Bid / Build
2:00:00 PM	Construction Network, Inc.	
9001314	Arkansas Department of Parks and Tourism	\$443,891.00
Day Use Restroom Replacement, Pinnacle Mtn SP		\$658,759.00
8 /6 /2013	Cromwell Architects Engineers	Design / Bid / Build
2:00:00 PM	CWR Construction, Inc.	
9301305	Arkansas Department of Environmental Quality	\$217,640.00
Hays Chapel Tipple Project		\$337,088.00
8 /7 /2013	Arkansas Dept. of Environmental Quality, In-House	Design / Bid / Build
2:00:00 PM	Lentz Construction Company, Inc.	
9301401	Arkansas Department of Environmental Quality	\$152,000.00
Stephens Red Dirt Reclamation Project		\$239,542.40
8 /15/2013	Arkansas Dept. of Environmental Quality, In-House	Design / Bid / Build
2:30:00 PM	N.E.C., Inc.	
9751309	Military Department of Arkansas	\$170,000.00
CMTC Bldg 1747 Fire Sprinkler Repair		\$144,823.00
8 /8 /2013	Benchmark Group	Design / Bid / Build
2:00:00 PM	LJB Construction	
9751319	Military Department of Arkansas	\$700,000.00
RMTC Range 24 Modifications		\$800,000.00
8 /8 /2013	Lockeby & Associates, Inc.	Design / Bid / Build
2:30:00 PM	K & E Construction, Inc.	
9751322	Military Department of Arkansas	\$200,000.00
CMTC Bldg 2058 Material Recycle Upgrade		\$199,752.00
8 /22/2013	E-Squared Architecture & Interior Design, P.A.	Design / Bid / Build
2:00:00 PM	Turn Key Construction Management, Inc,	

Project Number / Name	Agency Name	Certified Funds
Bid Date	Design Professional Name	Bid Amount
Bid Time	Contractor Name	Method of Contracting
9751323	Military Department of Arkansas	\$718,344.45
RMTC 16406 & 16419 Barrack Remodel		\$650,000.00
8 /14/2013	Robert M Schelle Architect	Design / Bid / Build
2:00:00 PM	Bradford Scruggs, LLC	
9751325	Military Department of Arkansas	\$320,000.00
CMTC ASP Resurface		\$287,443.00
8 /27/2013	Bond Consulting Engineers	Design / Bid / Build
2:30:00 PM	LJB Construction	
9751334	Military Department of Arkansas	\$628,000.00
CMTC Training Center Bldg. 2564		\$547,895.00
8 /15/2013	E-Squared Architecture & Interior Design, P.A.	Design / Bid / Build
2:00:00 PM	Cornerstone Construction of Russellville, Inc.	
9751339	Military Department of Arkansas	\$78,000.00
CMTC 1st Avenue Asphalt Repair		\$58,367.00
8 /27/2013	Bond Consulting Engineers	Design / Bid / Build
2:00:00 PM	LJB Construction	
9751340	Military Department of Arkansas	\$240,000.00
Chappell Armory Lighting		\$182,700.00
8 /13/2013	Pack Engineering	Design / Bid / Build
2:30:00 PM	Lakewood Electric, LLC	
9751342	Military Department of Arkansas	\$110,000.00
Searcy Armory Lighting Project		\$91,190.00
8 /22/2013	Pack Engineering	Emergency
2:00:00 PM	Roberson's Heat & Air, Inc.	

New Contracts

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount
Arkansas Department of Veterans Affairs		
3851301	Phase II Expansion @ NLR Cemetery	\$3,796,277.00
8 /5 /2013	Ecological Design Group, Inc	
	JMJ General Contractors, LLC	
Department of Arkansas Heritage Central Administration		
8651302	DAH- Central Adm. Humidifier Replacement	\$79,586.00
8 /30/2013	MPE Consulting Engineers	
	River City General Contractors, Inc.	
Military Department of Arkansas		
9751309	CMTC Bldg 1747 Fire Sprinkler Repair	\$144,823.00
8 /30/2013	Benchmark Group	
	LJB Construction	
9751327	Harrisburg Non-Org Parking	\$231,870.00
8 /15/2013	Stuck Associates Architects	
	Gillis Incorporated	
Pulaski Technical College		
6931402	SW Parking Lot NLR Campus PTC	\$423,410.00
8 /29/2013	Jackson Brown King Paculict Architects	
	CDI Contractors, LLC & Divisions	

Change Order Summary

3501305 Arkansas Building Authority

Lockeby & Associates, Inc.

Irrigation System at 501 Bldg

Landscape Specialists of Little Rock, 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 /21/2013	1	Substitution / Alternative Method	\$0.00	(\$4,581.00)	0

3851201 Arkansas Department of Veterans Affairs

Ecological Design Group, Inc

AR State Veterans Cemetary

Shields & Associates, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
8 /5 /2013	1	Owner Requested	\$24,097.50	\$0.00	0
8 /5 /2013	1	Unforeseen Condition	\$5,706.08	\$0.00	0
8 /5 /2013	1	Time Extension	\$0.00	\$0.00	70

3851202 Arkansas Department of Veterans Affairs

Ecological Design Group, Inc

Columbarium Exp'n, VA NLR Cemetery

CWR Construction, Inc.

JMD Construction Services, LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
8 /19/2013	2	Time Extension	\$0.00	\$0.00	0
8 /19/2013	2	Owner Requested	\$4,555.24	\$0.00	0

5001327 Arkansas Department of Education

Smith Associates Architects, P.A.

Bathroom Reno @ 4 Capitol Mall

Shields & Associates, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
8 /8 /2013	3	Time Extension	\$0.00	\$0.00	15
8 /8 /2013	3	Item Not Shown Or Specified	\$520.96	\$0.00	0
8 /8 /2013	3	Unforeseen Condition	\$22,269.69	\$0.00	0
8 /8 /2013	3	Substitution / Alternative Method	\$0.00	(\$1,275.00)	0

8101201 Arkansas Dept. of Workforce Services

SCM Architects

Hope Addition & Renovation

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 /19/2013	2	Owner Requested	\$14,604.02	\$0.00	0
8 /19/2013	2	Unforeseen Condition	\$4,760.99	\$0.00	0
8 /19/2013	2	Time Extension	\$0.00	\$0.00	2

9001211 Arkansas Department of Parks and Tourism

Borne Firm Architects, P.A.

Queen Wilhelmina Lodge Renovations

Wade Abernathy, 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 /30/2013	5	Owner Requested	\$8,616.00	\$0.00	0
8 /30/2013	5	Unforeseen Condition	\$11,626.71	\$0.00	0
8 /30/2013	5	Item Not Shown Or Specified	\$42,937.49	\$0.00	0
8 /30/2013	5	Substitution / Alternative Method	\$4,840.00	\$0.00	0
8 /30/2013	5	Time Extension	\$0.00	\$0.00	15

9001303 Arkansas Department of Parks and Tourism

ETI Corporation

Delta Heritage Trail/VIC Improvements

Rowan Construction Services, LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
8 /13/2013	2	Time Extension	\$0.00	\$0.00	6
8 /13/2013	2	Unforeseen Condition	\$3,142.29	\$0.00	0

9001306 Arkansas Department of Parks and Tourism

Brackett - Krennerich Architects

The Ridges @ Village Creek Phase 2

Construction Network, 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 /15/2013	8	Time Extension	\$0.00	\$0.00	26
8 /15/2013	8	Owner Requested	\$0.00	(\$1,445.14)	0

9301202 Arkansas Department of Environmental QualityArkansas Dept. of Environmental Quality,
In-House

Abandoned Mine Land Reclamation Hunt Town

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>
8 /21/2013	1	Unforeseen Condition	\$152,541.63	\$0.00	0

9751018 Military Department of Arkansas

Marlar Engineering Company, Inc.

Robinson Waterline Replace Ph VI

Paladino-Nash, 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 /12/2013	2	Owner Requested	\$34,748.45	\$0.00	0
8 /12/2013	2	Time Extension	\$0.00	\$0.00	122

Public School Accessibility Reviews

August 2013

Project #	Project Review Type	Date Received	Date Completed	School District Current
5001331	Toddler/Infant Pre-School Re-bid	7/29/2013	8/2/2013	Midland School District Closed
5001401	High School Field House Approval to Proceed	7/29/2013	8/9/2013	Southside School District Closed
5001402	High School Phase 1 Approval to Proceed	7/24/2013	8/23/2013	Farmington School District Closed
5001403	High School Stadium Package Plan Review Submittal	7/29/2013	8/20/2013	North Little Rock School District Waiting for Responses
5001404	New Safe Room Plan Review Submittal	7/26/2013	8/23/2013	Dierks School District Waiting for Responses
5001405	Baseball Field House Facility Plan Review Submittal	8/7/2013		DeQueen School District Open for Review
5001406	High School and Elementary School FEMA Shelters Plan Review Submittal	8/23/2013	8/29/2013	Bismarck School District Waiting for Responses

III. Design Review Section

Plan Reviews

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
3501304	Arkansas Building Authority	Report Review
NRC Energy Audit/Retro Comm.	Little Rock, AR	Other
8/8/2013	8/21/2013	Waiting for Responses
NA (Report only)	75,506	NA
TME, Inc.	NA	NA
3501401	Arkansas Building Authority	Public Bid
ACM Abatement for 6th Floor 501 Bldg	Little Rock, AR	Approval to Bid
8/28/2013		Open for Review
\$250,000.00	10,238	\$ 24.41
EMTEC	NA	NA
3501402	Arkansas Building Authority	Public Bid
2013 Fire Protection Sys & Pump 501 Bldg	Little Rock, AR	Plan Review Submittal
8/20/2013		Open for Review
\$310,391.00	10,283	\$ 30.18
Lockeby & Associates, Inc.	NA	NA
4401401	Oil and Gas Commission	Public Bid
Fort Smith Regional Office Shop	Fort Smith, AR	Plan Review Submittal
7/29/2013	8/13/2013	Waiting for Responses
\$125,000.00	936	\$ 133.55
CADM Architecture, Inc.	No	NA
4801307	Department of Correction	Public Bid
East Arkansas Unit Water Tank	Brickeys, AR	Approval to Bid
8/23/2013	8/30/2013	Closed
\$216,500.00	NA	NA
Lockeby & Associates, Inc.	Yes	8/30/2013
4801310	Department of Correction	In House Labor
Cummins Unit Chicken Operation	Grady, AR	Plan Review Submittal
8/9/2013		Open for Review
\$5,500,000.00	67,800	\$ 81.12
Jackson Brown Palculict	Yes	Pending
4801316	Department of Correction	In House Labor
EARU Votech / Industry Facilities	Brickeys, AR	Plan Review Submittal
8/1/2013	8/14/2013	Waiting for Responses
\$2,000,000.00	15,000	\$ 133.00
Wittenberg, Delony & Davidson	Yes	6/28/2013
4801401	Department of Correction	In House Labor
Tucker Metal Roof Addition	Tucker, AR	Approval to Proceed
8/1/2013	8/8/2013	Closed
\$800,000.00	44,382	\$ 18.00
Lockeby & Associates, Inc.	No	NA
4801402	Department of Correction	Public Bid
England Training Academy	England, AR	Plan Review Submittal
8/19/2013	8/28/2013	Waiting for Responses
\$175,000.00	14,100	\$ 12.41
In-House DOC	No	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
5131401 Lower School Multi-Purpose Facility 8/5/2013 \$40,000.00 Smith Associates Architects, PA	Arkansas School for the Deaf Little Rock, AR 8/13/2013 4,400 No	Emergency Bid Approval to Bid Closed \$ 9.09 NA
7101310-ESCO, Pkg #1 Energy Improvements AHC Benton 8/7/2013 \$3,250,000.00 Schneider Electric	Department of Human Services Arkansas 8/22/2013 NA No	Other Plan Review Submittal Waiting for Responses NA NA
7101312-ESCO, Pkg #1 Energy Improvements at Conway HDC 6/19/2013 \$3,250,000.00 Schneider Electric	Department of Human Services Conway, AR 8/6/2013 NA No	Other Plan Review Submittal Waiting for Responses NA NA
7101313-ESCO AHC Benton Energy Conservation 8/2/2013 \$1,436,761.00 Schneider Electric	Department of Human Services Benton, AR 8/22/2013 NA No	Other Plan Review Submittal Waiting for Responses NA NA
7101313-ESCO, Pkg #1 AHC Benton Energy Conservation 8/7/2013 \$1,436,761.00 Schneider Electric	Department of Human Services Benton, AR 8/13/2013 NA No	Other Plan Review Submittal Waiting for Responses NA NA
7101401 Re-roof Various Buildings 8/5/2013 \$171,256.00 Morris & Associates	Department of Human Services Conway, AR 8/9/2013 42,145 No	Public Bid Approval to Bid Closed \$ 4.08 NA
8801301 Byrd Lake Trail Renovation 7/1/2013 \$48,500.00 McClelland Engineering	Arkansas Natural Heritage Pine Bluff, AR 8/21/2013 14,500 Yes	Public Bid Approval to Bid Closed \$ 125.00 8/17/2013
9001314 Day Use Restroom Replacement 8/28/2013 \$393,661.00 Cromwell Architects Engineers	Parks & Tourism Pinnacle Mountain State Park NA No	Emergency Bid Re-bid Open for Review NA NA
9001315 Swimming Deck Repairs 8/23/2013 \$54,790.00 Parks and Tourism In-House	Parks & Tourism Mount Nebo State Park 8/30/2013 NA No	Public Bid Re-bid Closed 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
9301305 Hays Chapel Tipple Project 8/20/2013 \$217,640.00 ADEQ In-house	ADEQ Clarksville, AR 8/20/2013 NA No	Public Bid Re-bid Closed NA NA
9301401 Stephens Red Dirt Reclamation 8/21/2013 \$152,000.00 ADEQ In-house	ADEQ Fayetteville, AR 8/27/2013 NA No	Public Bid Re-bid Closed NA NA
9301402 Utility Services Remedial Action 8/8/2013 \$850,000.00 FTN Associates, Ltd.	ADEQ Pine Bluff, AR 8/27/2013 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9301403 Kerwin Abandoned Mine Land 8/30/2013 \$1,119,620.00 ADEQ In-house	ADEQ Charleston, AR NA No	Public Bid Plan Review Submittal Open for Review NA NA
9751316 RMTC Bldg. 5204 Remodel 8/21/2013 \$459,159.00 Polk Stanley Wilcox Architects	Military Department Camp Robinson, North Little Rock, 8/27/2013 NA No	Public Bid Approval to Bid Closed NA NA
9751317 PEC Independence Hall Elevator 8/20/2013 \$600,525.00 TME, Inc.	Military Department Camp Robinson, North Little Rock, 8/21/2013 NA No	Emergency Bid Plan Review Submittal Waiting for Responses NA NA
9751321 CMTC 2400 Motor Pool 8/9/2013 \$300,000.00 E-Squared Architecture	Military Department Fort Chaffee, AR 8/14/2013 NA No	Public Bid Re-bid Closed NA NA
9751324 RMTC 16400 Block Barrack 8/30/2013 \$684,445.00 Robert M. Schelle-Architect	Military Department Camp Robinson, North Little Rock, NA No	Emergency Bid Approval to Bid Open for Review NA NA
9751325 CMTC ASP Resurface 7/29/2013 \$310,097.00 Bond Consulting Engineers	Military Department Fort Chaffee, AR 8/6/2013 NA No	Public Bid Re-bid Closed 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
9751328 CMTC 2400 Motor Pool 8/27/2013 \$543,700.00 E-Squared Architecture	Military Department Fort Chaffee, AR 8/28/2013 12,704 No	Emergency Bid Approval to Bid Closed \$ 42.80 NA
9751329 CMTC 2400 Motor Pool 8/20/2013 \$501,900.00 E-Squared Architecture	Military Department Fort Chaffee, AR 8/22/2013 9,201 No	Emergency Bid Plan Review Submittal Closed \$ 54.55 NA
9751330 RMTC Bldg. 5204 Remodel 8/21/2013 \$375,000.00 Stocks-Mann Architects, PLC	Military Department Camp Robinson, North Little Rock, 8/27/2013 NA No	Public Bid Approval to Bid Closed NA NA
9751332 RMTC Underground Electric 8/15/2013 \$493,064.00 TME, Inc.	Military Department Camp Robinson, North Little Rock, 8/16/2013 NA No	Public Bid Approval to Bid Closed NA NA
9751333 CMTC Bldg. 7047 Log Compound 8/27/2013 \$90,000.00 E-Squared Architecture	Military Department Fort Chaffee 8/30/2013 1,280 No	Emergency Bid Plan Review Submittal Waiting for Responses \$ 70.31 NA
9751336 RMTC Building 7403 Remodel 8/5/2013 \$125,000.00 Stocks-Mann Architects, PLC	Military Department Camp Robinson, North Little Rock, 8/28/2013 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9751337 PEC Bldg. 2501 Concord Hall 7/10/2013 \$168,888.00 Lewis Architects	Military Department Camp Robinson, North Little Rock, 8/6/2013 NA No	Public Bid Approval to Bid Closed NA NA
9751341 Fisher Armory Windows 8/21/2013 \$208,064.00 Stuck Associates (Jonesboro)	Military Department North Little Rock, AR 8/22/2013 NA No	Emergency Bid Approval to Bid Closed 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
9751342	Military Department	Emergency Bid
Searcy Armory Lighting Project	Searcy, AR	Approval to Bid
7/23/2013	8/2/2013	Closed
\$95,000.00	27,800	\$ 3.42
Pack Engineering	No	NA
9751402	Military Department	Emergency Bid
RMTC Main Gate Bike Trail	Camp Robinson, North Little Rock,	Plan Review Submittal
8/27/2013	8/30/2013	Waiting for Responses
\$74,973.00	NA	NA
Bond Consulting Engineers	No	NA
9751404	Military Department	Emergency Bid
EMCS Wireless System	Fort Chaffee, AR	Plan Review Submittal
8/30/2013		Open for Review
\$240,000.00	NA	NA
Stuck Associates (Jonesboro)	No	NA