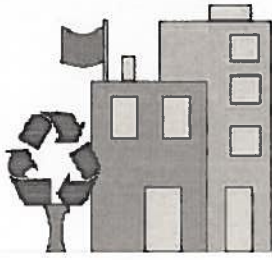


**Arkansas  
Building  
Authority**



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

---

**MEMORANDUM**

**TO:** Marty Garrity, Director  
Arkansas Legislative Council

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

**RE:** May 2014 Monthly Report

**DATE:** June 9, 2014

**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 2014

### I. Real Estate Services

#### NEW LEASES:

**Lease Number** N9314      **Start Date** 6/1/2014      **End Date** 5/31/2015  
**Lessee Name** Freed AM Corporation  
**Property Name** SAU Tech Radio Tower  
**Address** Radio Station Tower owned by SAU Tech  
**City** East Camden      **County Name** Calhoun  
**Sq Ft**      **RateSF**      **Annual Rent** \$7,200  
**Lessor Name** Southern Arkansas University Tech      **Principal** N/A  
**Comments:** New one (1) year Lease of space on ATU's radio tower.

---

**Lease Number** P2926      **Start Date** 7/1/2014      **End Date** 6/30/2015  
**Lessee Name** Northwest Arkansas Community College  
**Property Name** Building J  
**Address** 275 Rheas Mill Road  
**City** Farmington      **County Name** Washington  
**Sq Ft** 4,697      **RateSF** \$3.50      **Annual Rent** \$16,440  
**Lessor Name** Farmington School District      **Principal** N/A  
**Comments:** New one (1) year Lease to convert an existing NWACC lease to the State lease form.

---

**Lease Number** P2927      **Start Date** 8/18/2014      **End Date** 7/31/2024  
**Lessee Name** Henderson State University  
**Property Name** Landmark Building  
**Address** 201 Market Street  
**City** Hot Springs      **County Name** Garland  
**Sq Ft** 8,806      **RateSF** \$14.51      **Annual Rent** \$127,775  
**Lessor Name** Summit Properties, LLC      **Principal** Rick A. Williams  
**Comments:** New ten (10) year Lease for HSU Hot Springs location.

---

**NEW LEASES:**

**Lease Number** P2932      **Start Date** 5/1/2014      **End Date** 4/30/2016

**Lessee Name** Arkansas Department of Health - In Home Services

**Property Name** N/A

**Address** 1322 Bradley Drive

**City** Mountain Home      **County Name** Baxter

**Sq Ft** 2,000      **RateSF** \$5.40      **Annual Rent** \$10,800

**Lessor Name** Carley Properties, LLC      **Principal** Theron Carter

**Comments:** New two (2) year Lease to temporarily move agency while County space is being renovated.

---

**Lease Number** P2933      **Start Date** 5/1/2014      **End Date** 4/30/2017

**Lessee Name** Ozarka Technical College

**Property Name** Melbourne Municipal Airport

**Address** N/A

**City** Melbourne      **County Name** IZARD

**Sq Ft** 5,824      **RateSF** \$1.03      **Annual Rent** \$6,000

**Lessor Name** City of Melbourne, Arkansas      **Principal** N/A

**Comments:** New three (3) year Lease with the City of Melbourne for Ozarka Technical College's flight room space, classrooms and hangar space.

---

**Lease Number** P2934      **Start Date** 4/1/2014      **End Date** 3/31/2015

**Lessee Name** The Board of Trustees of the University of Arkansas - Fayetteville

**Property Name** Mann on Main Building

**Address** 322 Main Street

**City** Little Rock      **County Name** Pulaski

**Sq Ft** 2,239      **RateSF** \$6.70      **Annual Rent** \$15,000

**Lessor Name** Mann Leverage Lender, LLC      **Principal** Jimmy Moses

**Comments:** New one (1) year Lease to expand the U of A into adjacent space in the Mann on Main Building.

---

**NEW LEASES:**

**Lease Number** P2936                      **Start Date** 6/1/2014    **End Date** 5/31/2016  
**Lessee Name** Arkansas Department of Parks and Tourism  
**Property Name** One (1) 12' x 26' Modular Office  
**Address** 20 Columbia Road 45 in Logoly State Park  
**City** McNeil                      **County Name** Columbia  
**Sq Ft** 672    **RateSF** \$11.34    **Annual Rent** \$7,620  
**Lessor Name** Satellite Shelters, Inc.                      **Principal** Thomas M. Vickma  
**Comments:** New two (2) year Lease for modular office unit located on property owned by Arkansas Department of Parks and Tourism.

---

**Lease Number** P2937                      **Start Date** 7/1/2014    **End Date** 6/30/2015  
**Lessee Name** North Arkansas College  
**Property Name** N/A  
**Address** 683 North Parrott Drive  
**City** Huntsville                      **County Name** Madison  
**Sq Ft** 840    **RateSF** \$5.00    **Annual Rent** \$4,200  
**Lessor Name** Wilma Ledbetter                      **Principal** Wilma Ledbetter  
**Comments:** New one(1) year Lease agreement.

---

**Lease Number** P2946                      **Start Date** 7/1/2014    **End Date** 6/30/2015  
**Lessee Name** UAM College of Technology - McGehee  
**Property Name** N/A  
**Address** 124 North Main Street  
**City** Dumas                      **County Name** Desha  
**Sq Ft** 7,100    **RateSF** \$1.44    **Annual Rent** \$10,200  
**Lessor Name** Clay Oldner d/b/a John Puryear Company                      **Principal** Clay Oldner  
**Comments:** New one (1) year Lease for classroom space.

---

**LEASE RENEWALS:**

**Lease Number** N9060      **Start Date** 7/1/2014      **End Date** 6/30/2019  
**Lessee Name** Literacy Council of Miller and Bowie Counties, Inc.  
**Address** 600 Walnut Street  
**City** Texarkana      **County Name** Miller  
**Sq Ft** 6,275      **RateSF** \$2.54      **Annual Rent** \$15,913.56  
**Lessor Name** Arkansas Department of Community Correc **Principal** N/A  
**Comments:** Five (5) year renewal as per the terms of the Lease Option.

---

**Lease Number** N9066      **Start Date** 5/1/2014      **End Date** 4/30/2019  
**Lessee Name** USDA - Natural Resources Conservation Services  
**Address** 101 East Capitol Avenue, Suite B-100  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 6,382      **RateSF** \$13.91      **Annual Rent** \$88,773.60  
**Lessor Name** Arkansas Building Authority      **Principal** N/A  
**Comments:** Five (5) year renewal with five (5) year option. Includes reduction of Premises square footage and three percent (3%) rental increase.

---

**Lease Number** N9210      **Start Date** 2/1/2014      **End Date** 1/31/2015  
**Lessee Name** Magazine Telephone Company  
**Address** Booneville Human Development Center  
**City** Booneville      **County Name** Logan  
**Sq Ft** 1,200      **RateSF** \$1.60      **Annual Rent** \$1,920.00  
**Lessor Name** DHS - Developmental Disabilities Services      **Principal** N/A  
**Comments:** One (1) year renewal with \$20/month rental increase.

---

**Lease Number** P2132      **Start Date** 9/1/2014      **End Date** 8/31/2016  
**Lessee Name** Arkansas Forestry Commission  
**Address** 325 West Capitol Avenue  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft**      **RateSF**      **Annual Rent** \$1,335.84  
**Lessor Name** Information Vaulting Services, Inc.      **Principal** Danny Palo  
**Comments:** Two (2) year renewal with no changes.

---

**LEASE RENEWALS:**

**Lease Number** P2187      **Start Date** 9/1/2014      **End Date** 8/31/2016  
**Lessee Name** Arkansas Department of Environmental Quality  
**Address** 3400 West Hillsboro Street  
**City** El Dorado      **County Name** Union  
**Sq Ft** 1,737      **RateSF** \$11.34      **Annual Rent** \$19,689.12  
**Lessor Name** William R. Gaunt      **Principal** William R. Gaunt  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P2473      **Start Date** 5/1/2014      **End Date** 4/30/2016  
**Lessee Name** Department of Health - In Home Services  
**Address** 1101 Museum Road, Suite 7  
**City** Conway      **County Name** Faulkner  
**Sq Ft** 2,550      **RateSF** \$7.50      **Annual Rent** \$19,125.00  
**Lessor Name** Arthur Worman      **Principal** Arthur Worman  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P2484      **Start Date** 8/1/2014      **End Date** 7/31/2016  
**Lessee Name** Arkansas Oil and Gas Commission  
**Address** 301 Natural Resources Drive  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 4,030      **RateSF** \$19.70      **Annual Rent** \$79,391.00  
**Lessor Name** Retirement Advisors of Arkansas, LLC      **Principal** John L. Ostner  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P2581      **Start Date** 9/1/2014      **End Date** 8/31/2016  
**Lessee Name** Arkansas Agriculture Division - Land Survey  
**Address** 11701 Interstate 30  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 1,746      **RateSF** \$11.61      **Annual Rent** \$20,279.76  
**Lessor Name** Alley Development Company - Otter Creek      **Principal** Hatham K. Alley  
**Comments:** Two (2) year renewal with one percent (1%) rental increase.

---

**LEASE RENEWALS:**

**Lease Number** P2595      **Start Date** 6/1/2014      **End Date** 5/31/2016  
**Lessee Name** Arkansas Department of Community Correction  
**Address** 1112 Pace Road  
**City** Pocahontas      **County Name** Randolph  
**Sq Ft** 2,850      **RateSF** \$8.50      **Annual Rent** \$24,225.00  
**Lessor Name** Ralph P. Baltz and Charlotte E. Baltz      **Principal** Ralph P. Baltz  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P2635      **Start Date** 5/1/2014      **End Date** 4/30/2016  
**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 no changes.

---

**Lease Number** P2675      **Start Date** 3/1/2014      **End Date** 2/28/2015  
**Lessee Name** UAMS - Psychiatric Research Institute - STRIVE  
**Address** 4701 Fairway Avenue, Suite A and B  
**City** North Little Rock      **County Name** Pulaski  
**Sq Ft** 5,316      **RateSF** \$14.42      **Annual Rent** \$76,656.72  
**Lessor Name** Keith Grayson, Melanie Grayson and Sharo      **Principal** Keith Grayson  
**Comments:** One (1) year renewal with no changes.

---

**Lease Number** P2700      **Start Date** 7/1/2014      **End Date** 6/30/2015  
**Lessee Name** Pulaski Technical College  
**Address** 3000 West Scenic Drive  
**City** North Little Rock      **County Name** Pulaski  
**Sq Ft** 2,880      **RateSF** \$6.21      **Annual Rent** \$17,880.00  
**Lessor Name** Mobile Mini, Inc.      **Principal** Steve G. Bunger  
**Comments:** One (1) year renewal with no changes.

---

**LEASE RENEWALS:**

**Lease Number** P2703      **Start Date** 9/1/2014      **End Date** 8/31/2016  
**Lessee Name** UAMS - Arkansas Aging Initiative TRCA  
**Address** 4010 Jefferson Avenue  
**City** Texarkana      **County Name** Miller  
**Sq Ft** 1,854      **RateSF** \$10.19      **Annual Rent** \$18,900.00  
**Lessor Name** Moore Green Investments, GP      **Principal** Curt Green  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P6266      **Start Date** 7/1/2014      **End Date** 6/30/2015  
**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** Tri-B Realty, Inc.      **Principal** John Billingsley  
**Comments:** One (1) year renewal with no changes.

---

**Lease Number** P9102      **Start Date** 7/1/2014      **End Date** 6/30/2015  
**Lessee Name** Department of Health  
**Address** 1501 Industrial Road  
**City** Forrest City      **County Name** St. Francis  
**Sq Ft** 8,245      **RateSF** \$7.30      **Annual Rent** \$60,188.50  
**Lessor Name** James C. Frazier      **Principal** James C. Frazier  
**Comments:** One (1) year renewal with no changes.

---

**Lease Number** P9204      **Start Date** 7/1/2014      **End Date** 6/30/2016  
**Lessee Name** Arkansas Forestry Commission  
**Address** Highway 92  
**City** Dalton      **County Name** Randolph  
**Sq Ft** 432      **RateSF** \$11.11      **Annual Rent** \$4,800.00  
**Lessor Name** Randolph County, Arkansas      **Principal** N/A  
**Comments:** Two (2) year renewal with no changes.

---



**LEASE RENEWALS:**

**Lease Number** P9450      **Start Date** 4/1/2014      **End Date** 3/31/2015  
**Lessee Name** Department of Health  
**Address** 447 West Gaines Street  
**City** Monticello      **County Name** Drew  
**Sq Ft** 7,200      **RateSF** \$6.12      **Annual Rent** \$44,088.00  
**Lessor Name** Andy or Betty Davis      **Principal** Andrew Davis  
**Comments:** One (1) year renewal with no changes.

---

**Lease Number** P9476      **Start Date** 10/1/2014      **End Date** 9/30/2016  
**Lessee Name** Arkansas Department of Community Correction  
**Address** 601 South Moose Street  
**City** Morrilton      **County Name** Conway  
**Sq Ft** 3,200      **RateSF** \$8.06      **Annual Rent** \$25,780.00  
**Lessor Name** Michael L. Allison      **Principal** Michael Allison  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P9545      **Start Date** 4/1/2014      **End Date** 3/31/2016  
**Lessee Name** DHS - County Operations  
**Address** 2626 Capps Street  
**City** Harrison      **County Name** Boone  
**Sq Ft** 13,571      **RateSF** \$8.20      **Annual Rent** \$111,282.20  
**Lessor Name** Razor Property Management, LLC      **Principal** Dale Jones  
**Comments:** Two (2) year renewal with a two percent (2%) rental increase.

---

**Lease Number** P9776      **Start Date** 7/1/2014      **End Date** 6/30/2016  
**Lessee Name** UAMS - Regional Programs - UAMS South Central  
**Address** 1222 West 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** P9846      **Start Date** 3/1/2014      **End Date** 2/29/2016  
**Lessee Name** Department of Health - In Home Services  
**Address** 5800 West 10th Street, Suite 305  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 2,129      **RateSF** \$14.89      **Annual Rent** \$31,700.81  
**Lessor Name** Alonzo E. Williams, M.D.      **Principal** Alonzo Williams  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** S6016      **Start Date** 4/1/2014      **End Date** 3/31/2019  
**Lessee Name** University of Arkansas at Fayetteville  
**Address** Section 13, T12N  
**City** Keiser      **County Name** Mississippi  
**Sq Ft** 0      **RateSF** \$0.00      **Annual Rent** \$267.50  
**Lessor Name** Arkansas Highway Commission      **Principal** N/A  
**Comments:** Five (5) year renewal of land Lease with no changes.

---

**Lease Number** S8390      **Start Date** 7/1/2014      **End Date** 6/30/2015  
**Lessee Name** Arkansas State Board of Private Career Education  
**Address** 501 Woodlane, Suite 312S  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 1,368      **RateSF** \$13.15      **Annual Rent** \$17,989.20  
**Lessor Name** Arkansas Building Authority      **Principal** N/A  
**Comments:** One (1) year renewal with no changes. Lease to increase by three percent (3%) upon next renewal.

---

**Lease Number** S8422      **Start Date** 9/1/2014      **End Date** 8/31/2015  
**Lessee Name** Arkansas Department of Workforce Services  
**Address** 71 Cleburne Park Road  
**City** Heber Springs      **County Name** Cleburne  
**Sq Ft** 800      **RateSF** \$5.00      **Annual Rent** \$4,000.00  
**Lessor Name** Arkansas State University - Beebe      **Principal** N/A  
**Comments:** One (1) year renewal with no changes.

---

**LEASE RENEWALS:**

**Lease Number** T6039      **Start Date** 7/1/2014      **End Date** 6/30/2016

**Lessee Name** Arkansas Forestry Commission

**Address** Wolf Mountain Tower Site

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

**Sq Ft**      **RateSF**      **Annual Rent** \$1,080.00

**Lessor Name** Southwest Arkansas Telephone Cooperativ      **Principal** Mike Huddleston

**Comments:** Two (2) year renewal of tower Lease with no changes.

---

**LEASE CHANGES:**

**Lease Number** N9192                      **Start Date** 1/1/2014    **End Date** 12/31/2018  
**Lessee Name** John Hart  
**Address** 61.89 Acres of Pastureland  
**City** Prairie Grove                      **County Name** Washington  
**Sq Ft** 0                      **RateSF**  
**Lessor Name** Department of Parks and Tourism                      **Principal** N/A  
**Comments:** Amended Lease to reflect change in Lessee.

---

**Lease Number** P2362                      **Start Date** 3/1/2011    **End Date** 2/28/2015  
**Lessee Name** DFA - Revenue Division  
**Address** 123 North Broadway  
**City** Booneville                      **County Name** Logan  
**Sq Ft** 1500                      **RateSF** \$15.79  
**Lessor Name** Harrold and Lee Ann Robinson                      **Principal** Harrold Robinson  
**Comments:** Amended Lease to reflect change in Premises suite numbers.

---

**Lease Number** P2835                      **Start Date** 2/8/2013    **End Date** 2/28/2019  
**Lessee Name** DFA - Revenue Division  
**Address** 2401 South D Street  
**City** Bentonville                      **County Name** Benton  
**Sq Ft** 7772                      **RateSF** \$20.68  
**Lessor Name** Young and Young Development Co., LLC                      **Principal** J.R. Young  
**Comments:** Amended Lease to reflect additional 942 square feet of space for county accessor and collector.

---

**Lease Number** P2909                      **Start Date** 2/1/2014    **End Date** 11/30/2015  
**Lessee Name** Arkansas Department of Health-In Home Services  
**Address** 2316 Patmos  
**City** Hope                      **County Name** Hempstead  
**Sq Ft** 200                      **RateSF** \$9.00  
**Lessor Name** Jones Family, LLC                      **Principal** Johnny Wayne Jones  
**Comments:** Amended Lease reflect move to climate controlled storage unit.

---

**LEASE CHANGES:**

**Lease Number** P9322                      **Start Date** 7/1/2013    **End Date** 6/30/2016  
**Lessee Name** Judicial Discipline and Disability Commission  
**Address** 323 Center Street  
**City** Little Rock                      **County Name** Pulaski  
**Sq Ft** 3563                      **RateSF** \$14.16  
**Lessor Name** Tower Building                      **Principal** Graham Catlett  
**Comments:** Amended Lease to extend term for (1) year upon receipt of Lessor's Energy Star score of 68.

---

**Lease Number** S8456                      **Start Date** 4/21/2014    **End Date** 6/30/2015  
**Lessee Name** Arkansas Department of Veteran's Affairs  
**Address** 501 Woodlane, Suite 209C, 230C, 230C-CR  
**City** Little Rock                      **County Name** Pulaski  
**Sq Ft** 2743                      **RateSF** \$34,000.00  
**Lessor Name** Arkansas Building Authority                      **Principal** N/A  
**Comments:** Amended Lease to add additional office space in Suites 209C, 230C and 230C-CR and to remove Suite 102C. Rent commencement is delayed until July 1, 2014.

---

**Lease Number** T6022                      **Start Date** 3/1/2014    **End Date** 2/28/2018  
**Lessee Name** Arkansas Forestry Commission  
**Address** Oxford Tower Site  
**City** Oxford                      **County Name** Iazard  
**Sq Ft**                      **RateSF** \$1.00  
**Lessor Name** CenturyTel of Arkansas, Inc.                      **Principal** Skip Layne  
**Comments:** Amended Lease to reflect two (2) year extention and to correct Premises city from Hardy to Oxford.

---

**LEASE CANCELLATIONS:**

**Lease Number** N9269  
**Lessee Name** Central Arkansas Planning and Development District, Inc.  
**Address** 130 West Waterman Street  
**City** Dumas **County Name** Desha  
**Lessor Name** Arkansas Department of Workforce Services  
**Comments:** Early Sublease termination by Sublessee due to loss of funding.

---

**Lease Number** N9292  
**Lessee Name** Central Arkansas Planning and Development District, Inc.  
**Address** 1001 South Tennessee Street  
**City** Pine Bluff **County Name** Jefferson  
**Lessor Name** Arkansas Department of Workforce Services  
**Comments:** Early Lease termination of public advantage Lease by Lessee due to loss of funding.

---

**Lease Number** P2091  
**Lessee Name** Arkansas State Board of Public Accountancy  
**Address** 1401 Murphy Drive  
**City** Maumelle **County Name** Pulaski  
**Lessor Name** Vital Records Control of Arkansas, Inc.  
**Comments:** Lease termination upon expiration. Agency no longer needs external storage space.

---

**Lease Number** P2676  
**Lessee Name** UAMS - Regional Programs - UAMS North Central  
**Address** 610 Broadmoor Drive  
**City** Mountain Home **County Name** Baxter  
**Lessor Name** Baxter County Regional Hospital, Inc. d/b/a Baxter Regional Me  
**Comments:** Early Lease termination by agency due to loss of funding.

---

**LEASE CANCELLATIONS:**

**Lease Number** P2780

**Lessee Name** UAMS - Delta Center on Aging

**Address** 200 Tyler Street

**City** West Memphis **County Name** Crittenden

**Lessor Name** Crittenden Memorial Hospital

**Comments:** Lease termination effective June 30, 2014. Lessor refused to sign Lease renewals and Lease has been in month to month status since March 31, 2013.

---

**Lease Number** P2802

**Lessee Name** University of Arkansas at Fayetteville - School of Architecture

**Address** 112 West Center Street

**City** Fayetteville **County Name** Washington

**Lessor Name** Ball Plaza Holdings, LLC

**Comments:** Lease termination upon expiration of June 30, 2014. Agency no longer needs space.

---

**Lease Number** P2829

**Lessee Name** Arkansas State Athletic Commission

**Address** 415 North McKinley

**City** Little Rock **County Name** Pulaski

**Lessor Name** Plaza West Properties, LLC

**Comments:** Lease termination upon expiration. Agency no longer needs space.

---

**Lease Number** P9628

**Lessee Name** UAMS - Department of Orthopaedic Surgery

**Address** 1401 Murphy Drive

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

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

**Comments:** Lease termination upon expiration of June 30, 2014. Agency no longer needs storage space.

---

## **II. Construction Section**

### **Contracts:**

Current Projects under Contract:	93	
Value of Current Projects:		\$ 126,298,628.10
New Contracts:	10	
(See attached New Contract report)		
Value of New Contracts:		\$ 2,834,496.00
Change orders approved:	11	
(See attached Change Order report)		
Change Order Increase:		\$ 41,693.29
Change Order Decrease:		-\$ 1,733.38
Projects Completed:	11	
Value of Completed Projects:		\$ 3,458,260.16

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

Projects in the Bid Process	32
Bid Openings:	13
(See attached Bid Opening Report)	
Emergency Bid:	1
Rebid Projects:	2
Projects Within Budget:	12
Project Over Budget:	1

### **Project Observations:**

Field Inspections Conducted:	49
Final Inspections Conducted	5



---

**New Contracts**

---

<b>Agency Name</b>	<b>Project Name</b>	
<b>Project Number</b>	<b>Design Professional Name</b>	
<b>Date Approved</b>	<b>Contractor Name</b>	<b>Contract Amount</b>

---

**Arkansas Building Authority**

3501403	Abate & Demo Former AR Veterans Home	\$308,297.00
5 /22/2014	ATOKA, Inc.	
	Snyder Environmental & Construction, In	

---

**Arkansas Department of Environmental Quality**

9301402	Utility Services Remedial Action	\$1,083,924.00
5 /15/2014	FTN Associates, Ltd.	
	DeNovo Constructors, Inc.	

---

**Arkansas Department of Parks and Tourism**

9001220	New Empl. Res. Lk. Dardanelle	\$287,400.00
5 /21/2014	Taylor-Kempkes Architects	
	Mahan Construction, Inc.	

---

9001407	Dining Hall Renovations @ Crowley's Ridge SP	\$416,657.00
5 /1 /2014	Stuck Associates Architects	
	Olympus Construction, Inc.	

---

9001412	Gravity Main Extension @ Crowley's Ridge	\$76,987.00
5 /12/2014	Department of Parks & Tourism, In-House	
	David Cline Construction Company, Inc.	

---

9001413	New Equipment Shed @ Mammoth Spring SP	\$138,000.00
5 /22/2014	Department of Parks & Tourism, In-House	
	John M. Brown & Sons, Inc.	

---

<b>Agency Name</b>	<b>Project Name</b>	
<b>Project Number</b>	<b>Design Professional Name</b>	
<b>Date Approved</b>	<b>Contractor Name</b>	<b>Contract Amount</b>
9001416	Repair/Resurface Asphalt Rd. @ Brown Springs	\$36,300.00
5 /20/2014	Department of Parks & Tourism, In-House Redstone Construction Group, Inc. & Div	
<b>Arkansas State Crime Labortory</b>		
9551401	ATS Installation @ State Crime Lab	\$104,500.00
5 /13/2014	TME, Inc. Fleming Electric, Inc.	
<b>Military Department of Arkansas</b>		
9751115	PEC G1 Exterior Resurface	\$167,777.00
5 /15/2014	Polk Stanley Wilcox Architects, Ltd. Lantrip Construction Company, Inc.	
9751415	PEC Campus Parking Overlay Concord/Quality Circle	\$214,654.00
5 /30/2014	Bond Consulting Engineers Redstone Construction Group, Inc. & Div	

## Bid Openings

<b>Project Number / Name</b>	<b>Agency Name</b>	<b>Certified Funds</b>
<b>Bid Date</b>	<b>Design Professional Name</b>	<b>Bid Amount</b>
<b>Bid Time</b>	<b>Apparent Low Bidder Name</b>	<b>Method of Contracting</b>
<b>4451401</b>	<b>Arkansas State Plant Board</b>	<b>\$800,000.00</b>
Renovation and Addition at State Plant Board		<b>\$962,997.00</b>
5 /7 /2014	Stuck Associates Architects	Design / Bid / Build
2:30:00 PM	Flynco, Inc.	
<b>4701301RLF</b>	<b>Arkansas Department of Information Systems</b>	<b>\$2,000,000.00</b>
Cooling System Remediation & Upgrade DIS		<b>\$768,514.00</b>
5 /8 /2014	Brown Engineers, LLC	Design / Bid / Build
2:00:00 PM	Comfort Systems USA (Arkansas), Inc.	
<b>5101402</b>	<b>School for the Blind</b>	<b>\$35,000.00</b>
Roofing Admin Building Blind School		<b>\$22,320.00</b>
5 /13/2014	Smith Associates Architects, P.A.	Design / Bid / Build
2:00:00 PM	Covington Roofing Company, Inc.	
<b>5101403</b>	<b>School for the Blind</b>	<b>\$65,200.00</b>
Erosion Control & Drainage Improvements Blind Sch.		<b>\$65,780.00</b>
5 /13/2014	Smith Associates Architects, P.A.	Design / Bid / Build
2:30:00 PM	Jcon, Inc.	
<b>5131402</b>	<b>School for the Deaf</b>	<b>\$225,000.00</b>
HVAC Upgrade at Lower Dorm		<b>\$274,000.00</b>
5 /22/2014	Pettit & Pettit Consulting Engineers, Inc.	Emergency
1:00:00 PM	IHP Industrial, Inc.	
<b>9001411</b>	<b>Arkansas Department of Parks and Tourism</b>	<b>\$81,102.00</b>
Lodge Kitchen Floor Replacement @ Mt. Magazine		<b>\$0.00</b>
5 /6 /2014	Department of Parks & Tourism, In-House	Design / Bid / Build
2:00:00 PM	No Bid Received	
<b>9001413</b>	<b>Arkansas Department of Parks and Tourism</b>	<b>\$114,378.00</b>
New Equipment Shed @ Mammoth Spring SP		<b>\$138,000.00</b>
5 /7 /2014	Department of Parks & Tourism, In-House	Design / Bid / Build
2:00:00 PM	John M. Brown & Sons, Inc.	
<b>9001415</b>	<b>Arkansas Department of Parks and Tourism</b>	<b>\$96,750.00</b>
Passenger Elevator Repair @ Mt. Magazine		<b>\$0.00</b>
5 /28/2014	Department of Parks & Tourism, In-House	Design / Bid / Build
2:30:00 PM	No Responsive Bid	
<b>9001417</b>	<b>Arkansas Department of Parks and Tourism</b>	<b>\$101,718.00</b>
Pump Station Reno @ Lake Ouachita SP		<b>\$89,000.00</b>
5 /20/2014	Department of Parks & Tourism, In-House	Design / Bid / Build
2:30:00 PM	Ben C. Slay Construction, Inc.	

<b>Project Number / Name</b>	<b>Agency Name</b>	<b>Certified Funds</b>
<b>Bid Date</b>	<b>Design Professional Name</b>	<b>Bid Amount</b>
<b>Bid Time</b>	<b>Apparent Low Bidder Name</b>	<b>Method of Contracting</b>
<b>9751409</b>	<b>Military Department of Arkansas</b>	<b>\$278,920.00</b>
RMTC Quarry Fence, Phase III		<b>\$260,000.00</b>
5 /20/2014	Marlar Engineering Company, Inc.	Design / Bid / Build
2:00:00 PM	Southwest Fence Company, Inc.	
<b>9751410</b>	<b>Military Department of Arkansas</b>	<b>\$272,285.00</b>
RMTC HWY 89 Boundary Fence, Phase IV		<b>\$167,996.00</b>
5 /15/2014	Marlar Engineering Company, Inc.	Design / Bid / Build
2:00:00 PM	Benton Fence and Deck, Inc. d/b/a Titan Fence and Ac	
<b>9751411</b>	<b>Military Department of Arkansas</b>	<b>\$179,280.00</b>
Militia Hall HVAC Upgrades		<b>\$191,000.00</b>
5 /29/2014	Wittenberg Delony & Davidson Architects	Design / Bid / Build
2:00:00 PM	River City Mechanical. Inc	
<b>9751415</b>	<b>Military Department of Arkansas</b>	<b>\$243,747.25</b>
PEC Campus Parking Overlay Concord/Quality Circle		<b>\$214,654.00</b>
5 /1 /2014	Bond Consulting Engineers	Design / Bid / Build
2:00:00 PM	Redstone Construction Group, Inc. & Division	

### Change Order Summary

**9001314     Arkansas Department of Parks and Tourism**

Cromwell Architects Engineers

Day Use Restroom Replacement, Pinnacle Mtn SP

Team General Contracting, 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 /15/2014	2	Time Extension	\$0.00	\$0.00	14
5 /15/2014	2	Unforeseen Condition	\$8,239.37	\$0.00	0

**9001315     Arkansas Department of Parks and Tourism**

Department of Parks & Tourism, In-House

Pool Deck Repairs at Mount Nebo

Walden Chemical, Inc. DBA Blue Water Pools

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /9 /2014	1	Time Extension	\$0.00	\$0.00	33

**9001402     Arkansas Department of Parks and Tourism**

Department of Parks & Tourism, In-House

Mtn. Bike Trail @ Woolly Hollow SP

Legacy Links II, 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 /2 /2014	1	Time Extension	\$0.00	\$0.00	14

**9001404     Arkansas Department of Parks and Tourism**

Stuck Associates Architects

Admin & Skillet HVAC at Ozark Mtn. Folk Center

Cushman's Climate Control, 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 /1 /2014	1	Unforeseen Condition	\$9,788.00	\$0.00	0

**9301304     Arkansas Department of Environmental Quality**

The Southern Company of NLR, Inc.

Sanitary Sewer Line Replace @ Gravette

Crossland Heavy Contractors, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
5 /7 /2014	1	Unforeseen Condition	\$0.00	(\$26.25)	0

**9751223     Military Department of Arkansas**

Marlar Engineering Company, Inc.

PEC Underground Drainage Phase II

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>
5 /12/2014	1	Time Extension	\$0.00	\$0.00	61
5 /12/2014	1	Unforeseen Condition	\$7,638.06	\$0.00	0

**9751322 Military Department of Arkansas** E-Squared Architecture & Interior Design,  
 CMTC Bldg 2058 Material Recycle Upgrade P.A.  
 Turn Key Construction Management, 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 /5 /2014	2	Time Extension	\$0.00	\$0.00	4
5 /5 /2014	2	Code / Regulation / Rule	\$134.40	\$0.00	0
5 /5 /2014	2	Substitution / Alternative Method	\$388.72	\$0.00	0
5 /5 /2014	2	Unforeseen Condition	\$98.33	\$0.00	0
5 /5 /2014	2	Owner Requested	\$1,942.80	\$0.00	0

**9751324 Military Department of Arkansas** Robert M Schelle Architect  
 RMTC 16402 & 07 Block Barracks Remodel  
 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 /5 /2014	1	Unforeseen Condition	\$3,920.88	\$0.00	0

**9751332 Military Department of Arkansas** TME, Inc.  
 RMTC Underground Electric Upgrade  
 CCI of 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 /21/2014	1	Unforeseen Condition	\$8,997.90	\$0.00	0
5 /21/2014	1	Time Extension	\$0.00	\$0.00	5

**9751336 Military Department of Arkansas** Stocks-Mann Architects, PLC  
 RMTC Bldg. 7403 Remodel  
 Team General Contracting, 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 /22/2014	4	Owner Requested	\$544.83	\$0.00	0
5 /22/2014	5	Owner Requested	\$0.00	(\$1,707.13)	0

### 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>
06-125-S8443 6th Floor Renovation of 501 Building 5/8/2014 \$1,200,000.00 Cromwell Architects Engineers	Arkansas State University Little Rock, AR 5/14/2014 10,706 No	Leasing Plan Review Submittal Waiting for Responses \$ 112.09 NA
3501402 2013 Fire Protection Upgrades 501 Bldg 1/21/2014 \$310,391.00 Lockeby & Associates, Inc.	Arkansas Building Authority Little Rock, AR 5/21/2014 10,283 No	Public Bid Approval to Bid Closed \$ 30.18 NA
3501403 Abatement and Demo Old AR Vet Home 5/7/2014 \$368,500.00 ATOKA, Inc.	Arkansas Building Authority Little Rock, AR 5/7/2014 NA No	Public Bid Negotiated Changes Closed NA NA
3501404 Justice's Suites Carpet Replacement 5/21/2014 \$32,000.00 ABA In-House	Arkansas Building Authority Justice Building 5/23/2014 7,500 No	Public Bid Approval to Bid Closed \$ 4.25 NA
4801407 Tucker Training Academy 5/19/2014 \$764,088.00 Lockeby & Associates, Inc.	Department of Correction Tucker, AR 5/27/2014 8,000 Yes	In House Labor Approval to Proceed Closed \$ 95.51 Pending
5131402 HVAC Upgrades at Lower Dorm 5/5/2014 \$225,000.00 Pettit & Pettit Consulting	Arkansas School for the Blind Little Rock, AR 5/7/2014 18,000 No	Emergency Bid Approval to Bid Closed \$ 12.50 NA
60-520-P2914 Build Out Construct at 900 W. Seventh St 5/21/2014 \$450,000.00 Lewis Architects	Department of Career Education Little Rock, AR  10,000 No	Leasing Approval to Proceed Open for Review \$ 45.00 NA
6301401 Ledbetter Building Cooling Tower 5/27/2014 \$387,000.00 Lockeby & Associates, Inc.	Department of Finance and Administration Little Rock, AR  NA No	Public Bid Approval to Bid Open for Review NA NA
6931201 Fine Arts/Humanities Building Utilities Pkg 4/30/2014 \$26,076,285.00 Jackson Brown Palculict	Pulaski Technical College Little Rock, AR 5/2/2014 91,002 No	Alternative Delivery Approval to Proceed Closed \$ 286.55 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>
6931201 Fine Arts/Humanities Building Comp Pkg 4/24/2014 \$26,076,285.00 Jackson Brown Palculict	Pulaski Technical College Little Rock, AR 5/29/2014 91,002 No	Alternative Delivery Plan Review Submittal Waiting for Responses \$ 286.55 NA
7101404 New Activities Building 5/9/2014 \$363,000.00 Lockeby & Associates, Inc.	Department of Human Services Arkadelphia HDC 5/16/2014 NA No	Public Bid Plan Review Submittal Closed NA NA
9001219 Construct New Employee Residence 5/5/2014 \$264,858.00 Taylor Kempkes Architects, P.A.	Parks & Tourism Devil's Den State Park 5/15/2014 NA No	Public Bid Re-bid Closed NA NA
9001411 Lodge Kitchen Floor Replacement 5/16/2014 \$73,729.00 Parks and Tourism In-House	Parks & Tourism Mount Magazine State Park 5/21/2014 3,000 No	Public Bid 2nd Re-bid Closed \$ 4.00 NA
9001414 New Equipment Shed 4/23/2014 \$73,700.00 Parks and Tourism In-House	Parks & Tourism Moro Bay Spring State Park 5/16/2014 1,500 Yes	Public Bid Approval to Bid Closed \$ 49.13 5/15/2014
9001418 New Restroom Facility 5/21/2014 \$381,207.00 Clements and Associates	Parks & Tourism Prarie Grove Battlefield State Park 5/23/2014 675 No	Public Bid Plan Review Submittal Waiting for Responses \$ 564.75 NA
9301404 Fulton Class 3C Landfill Cap 4/28/2014 \$125,000.00 FTN Associates ( Fayetteville Office)	Department of Environmental End of Quail Road, Rogers 5/1/2014 NA No	Public Bid Re-bid Closed \$ 3,676.47 NA
9751411 PEC Bldg 2502 Militia Hall HVAC 4/23/2014 \$179,280.00 Wittenberg, Delony & Davidson,	Military Department Camp Robinson, North Little Rock, 5/6/2014 NA No	Public Bid Approval to Bid Closed NA NA
9751417 Patriot Hall Building 3500 5/29/2014 \$369,627.00 Robert M. Schelle-Architect	Military Department Camp Robinson, North Little Rock, NA No	Public Bid Approval to Bid Open for Review NA 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>
9751419	Military Department	Public Bid
Militia Hall Carpet and Flooring	Camp Robinson, North Little Rock,	Plan Review Submittal
5/16/2014		Open for Review
\$113,575.00	NA	NA
Stocks-Mann Architects, PLC		
9751454	Military Department	Public Bid
PEC Bldg 3600 Modernization	Camp Robinson, North Little Rock,	Approval to Bid
4/30/2014	5/27/2014	Closed
\$335,000.00	NA	NA
Robert M. Schelle-Architect	No	NA

# Public School Accessibility Reviews

May 2014

Project #	Project Review Type	Date Received	Date Completed	School District Current
5001428	Pre-K Approval to Proceed	5/27/2014		Brookland School District Open for Review
5001434	High School Cafeteria/Multi-Purpose Building Approval to Proceed	5/6/2014	5/8/2014	Prescott School District Closed
5001435	Crestwood Elementary School Plan Review Submittal Approval to Proceed	4/7/2014 5/20/2014	5/15/2014 5/30/2014	North Little Rock School District Closed Closed
5001438	Bus Shop Approval to Proceed	5/16/2014	5/16/2014	Mount Vernon Enola Closed
5001439	Auditorium Plan Review Submittal Approval to Proceed	4/21/2014 5/21/2014	5/16/2014 5/22/2014	Heber Springs School District Closed Closed
5001440	Tech Building, Fieldhouse and Turf Approval to Proceed	5/5/2014	5/15/2014	Monticello School District Closed