

**Arkansas
Building
Authority**



ASA HUTCHINSON, GOVERNOR • ANNE W. LAIDLAW, DIRECTOR

MEMORANDUM

TO: Arkansas Legislative Council
Marty Garrity, Director, Bureau of Legislative Research

FROM: Anne W. Laidlaw, Director *AWL*

RE: April 2015 Monthly Report

DATE: May 6, 2015

Cc: Governor Asa Hutchinson
ABA Council Members

Please find enclosed documents which outline Arkansas Building Authority's activities for the month of April. 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 April 2015

I. Real Estate Services

NEW LEASES:

Lease Number N9325 **Start Date** 1/1/2015 **End Date** 12/31/2018
Lessee Name Central Baptist College, Inc.
Property Name Camp Joseph T. Robinson
Address Building 6201, Area 2
City North Little Rock **County Name** Pulaski
Sq Ft 175 **RateSF** \$1.33 **Annual Rent** \$233
Lessor Name Arkansas State Military Department **Principal** N/A
Comments: New three (3) year "State to Private" Lease with with Central Baptist College to provide services for the agency.

Lease Number P2931 **Start Date** 11/24/1997 **End Date** 11/23/2027
Lessee Name Pulaski Technical College
Property Name Land
Address Land in Pulaski County
City Little Rock **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$1
Lessor Name Little Rock Municipal Airport Commission **Principal** N/A
Comments: New land Lease to replace the original Sublease (P9757) between Lessee and Arkansas Aviation Historical Society (AAHS).

NEW LEASES:

Lease Number P2979 **Start Date** 5/1/2015 **End Date** 4/30/2017
Lessee Name UAMS
Property Name N/A
Address 10800 Shackleford Road
City Little Rock **County Name** Pulaski
Sq Ft 9,016 **RateSF** \$19.00 **Annual Rent** \$171,304
Lessor Name Lexus Land, LLC **Principal** David L. Parker
Comments: New two (2) year Lease for UAMS Ortho-Clinic. This is a short term solution to provide additional clinic space. The Lessee does not plan to renew upon Lease expiration.

Lease Number P2983 **Start Date** 7/1/2015 **End Date** 6/30/2016
Lessee Name Arkansas Teacher Retirement Services
Property Name Too Much Stuff Self-Storage
Address 2010 South University Avenue
City Little Rock **County Name** Pulaski
Sq Ft 2,050 **RateSF** \$5.80 **Annual Rent** \$11,880
Lessor Name Northgate Mini-Storage, LLC d/b/a Too Muc **Principal** Mike Long
Comments: New (1) year storage Lease. This Lease replaces an existing agreement between the parties which was not written through ABA.

LEASE RENEWALS:

Lease Number N9190 **Start Date** 7/1/2015 **End Date** 6/30/2017
Lessee Name Desha County, Arkansas - Sheriff Department
Address 603 Highway 65 North
City Dumas **County Name** Desha
Sq Ft 144 **RateSF** \$0.00 **Annual Rent** \$0.00
Lessor Name Arkansas State Police **Principal** N/A
Comments: Two (2) year renewal with no changes.

Lease Number P2012 **Start Date** 4/1/2015 **End Date** 3/31/2017
Lessee Name DFA - Revenue Division - Driver Services
Address 625 North 1st Street, Suite "F"
City Jacksonville **County Name** Pulaski
Sq Ft 850 **RateSF** \$12.60 **Annual Rent** \$10,707.60
Lessor Name Jim Green **Principal** Jim Green
Comments: Two (2) year renewal with a two percent (2%) rental increase.

Lease Number P2044 **Start Date** 5/1/2015 **End Date** 4/30/2017
Lessee Name DFA - Office of Child Support Enforcement
Address 122 Bloomington
City Lowell **County Name** Benton
Sq Ft 16,000 **RateSF** \$11.27 **Annual Rent** \$180,960.00
Lessor Name Mathias Shopping Centers, Inc. **Principal** Samuel Mathias
Comments: Two (2) year renewal with no changes.

Lease Number P2144 **Start Date** 7/1/2015 **End Date** 6/30/2017
Lessee Name Arkansas Northeastern College
Address 150 North Main Street
City Leachville **County Name** Mississippi
Sq Ft 6,000 **RateSF** \$0.00 **Annual Rent** \$1.00
Lessor Name Arkansas Northwestern College Foundation **Principal** N/A
Comments: Two (2) year renewal of public advantage Lease with no changes.

LEASE RENEWALS:

Lease Number P2326 **Start Date** 1/1/2015 **End Date** 12/31/2016
Lessee Name DHS - County Operations
Address 3rd and Hazel Streets
City Newport **County Name** Jackson
Sq Ft 6,745 **RateSF** \$2.67 **Annual Rent** \$18,000.00
Lessor Name Jackson County, Arkansas **Principal** N/A
Comments: Two (2) year renewal with no changes.

Lease Number P2341 **Start Date** 4/1/2015 **End Date** 3/31/2016
Lessee Name UAMS - Arkansas Center for Health Improvement
Address 1401 West Capitol Avenue
City Little Rock **County Name** Pulaski
Sq Ft 6,973 **RateSF** \$17.96 **Annual Rent** \$125,235.12
Lessor Name Arkansas Teacher Retirement System **Principal** N/A
Comments: One (1) year renewal with a one and one half percent (1.5%) rental increase.

Lease Number P2362 **Start Date** 6/1/2015 **End Date** 6/30/2017
Lessee Name DFA - Revenue Division
Address 123 North Broadway
City Booneville **County Name** Logan
Sq Ft 1,500 **RateSF** \$11.10 **Annual Rent** \$16,645.08
Lessor Name Harrold and Lee Ann Robinson **Principal** Harrold Robinson
Comments: Two (2) year renewal with a two and one half percent (2.5%) rental increase.

Lease Number P2378 **Start Date** 4/1/2015 **End Date** 3/31/2017
Lessee Name DFA - Revenue Division
Address 506 West Gaines
City Monticello **County Name** Drew
Sq Ft 2,691 **RateSF** \$8.00 **Annual Rent** \$21,124.35
Lessor Name Mid-Town Enterprises **Principal** Tommy Newman
Comments: Two (2) year renewal with a two percent (2%) rental increase.

LEASE RENEWALS:

Lease Number P2406 **Start Date** 7/1/2015 **End Date** 6/30/2017
Lessee Name Arkansas State Plant Board
Address 301 Kentucky Street
City Caraway **County Name** Craighead
Sq Ft 100 **RateSF** \$3.21 **Annual Rent** \$321.00
Lessor Name Caraway, Inc. d/b/a Caraway Mini Storage **Principal** Larry Ervin
Comments: Two (2) year renewal with no changes.

Lease Number P2454 **Start Date** 4/1/2015 **End Date** 3/31/2016
Lessee Name UAMS - Psychiatric Research Institute - Child Study Center
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Sq Ft **RateSF** \$4.22 **Annual Rent** \$3,840.00
Lessor Name Vital Records Control of Arkansas, Inc. **Principal** Danny Palo
Comments: One (1) year renewal with reduction in storage space. Agency needed less space.

Lease Number P2486 **Start Date** 7/1/2015 **End Date** 6/30/2020
Lessee Name Arkansas Forestry Commission
Address 126 South Railroad Avenue
City Rudy **County Name** Crawford
Sq Ft 720 **RateSF** \$5.00 **Annual Rent** \$3,600.00
Lessor Name Bond Special, Dean Springs, Rudy Volunteer **Principal** N/A
Comments: Five (5) year renewal with no changes.

Lease Number P2644 **Start Date** 6/1/2015 **End Date** 5/31/2019
Lessee Name Arkansas Department of Workforce Services
Address 5401 South University Avenue
City Little Rock **County Name** Pulaski
Sq Ft 42,700 **RateSF** \$15.41 **Annual Rent** \$658,007.04
Lessor Name Steward and Young, Inc. **Principal** J.R. Young
Comments: Four (4) year renewal with no changes.

LEASE RENEWALS:

Lease Number P2687 **Start Date** 6/1/2015 **End Date** 5/31/2019
Lessee Name Arkansas Department of Workforce Services
Address 5401 South University Avenue
City Little Rock **County Name** Pulaski
Sq Ft 11,379 **RateSF** \$3.00 **Annual Rent** \$37,664.52
Lessor Name Steward and Young, Inc. **Principal** J.R. Young
Comments: Four (4) year renewal of warehouse space with no changes.

Lease Number P2707 **Start Date** 6/1/2015 **End Date** 5/31/2016
Lessee Name University of Central Arkansas - Academic Outreach
Address 3715 Prince Street
City Conway **County Name** Faulkner
Sq Ft 100 **RateSF** **Annual Rent** \$1,520.00
Lessor Name Storesmart Holdings, LLC **Principal** Brad Sherman
Comments: One (1) year renewal with no changes.

Lease Number P2758 **Start Date** 7/1/2015 **End Date** 6/30/2017
Lessee Name UAMS - Schmeiding Center on Senior Aging
Address 1801 Forest Hills, Suite 123
City Bella Vista **County Name** Benton
Sq Ft 472 **RateSF** \$10.50 **Annual Rent** \$4,956.00
Lessor Name Senior Living Concepts, Inc. **Principal** Tom Oppenheim
Comments: Two (2) year renewal with no changes.

Lease Number P2759 **Start Date** 7/1/2015 **End Date** 6/30/2017
Lessee Name UAMS - Schmeiding Center on Senior Aging
Address 1801 Forest Hills, Suite 129
City Bella Vista **County Name** Benton
Sq Ft 876 **RateSF** \$10.50 **Annual Rent** \$9,198.00
Lessor Name Senior Living Concepts, Inc. **Principal** Tom Oppenheim
Comments: Two (2) year renewal with no changes.

LEASE RENEWALS:

Lease Number P2764 **Start Date** 10/1/2014 **End Date** 9/30/2015
Lessee Name UAMS
Address 1123 South University Avenue
City Little Rock **County Name** Pulaski
Sq Ft 28,404 **RateSF** \$15.91 **Annual Rent** \$454,070.64
Lessor Name Curtis Finch Jr. and BQFA Holding Compan **Principal** Curtis Finch
Comments: One (1) year renewal with decrease in square footage, effective April 1, 2015.

Lease Number P2841 **Start Date** 4/1/2015 **End Date** 3/31/2016
Lessee Name UAMS - Arkansas Center for Health Improvement
Address 1401 West Capitol Avenue
City Little Rock **County Name** Pulaski
Sq Ft 2,677 **RateSF** \$16.75 **Annual Rent** \$44,833.08
Lessor Name Arkansas Teacher Retirement System **Principal** N/A
Comments: One (1) year renewal with a one and one half percent (1.5%) rental increase.

Lease Number P9457 **Start Date** 9/1/2015 **End Date** 8/31/2016
Lessee Name Arkansas Insurance Department - Information Systems
Address 301 Louisiana Street
City Little Rock **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$3,096.00
Lessor Name Information Vaulting Services, Inc. **Principal**
Comments: One (1) year renewal with no changes.

Lease Number P9632 **Start Date** 12/1/2014 **End Date** 11/30/2016
Lessee Name DFA - Revenue Division
Address 527 Highway 65 and 82
City Lake Village **County Name** Chicot
Sq Ft 1,500 **RateSF** \$11.33 **Annual Rent** \$16,995.00
Lessor Name Chicot County, Arkansas **Principal** N/A
Comments: Two (2) year renewal with no changes.

LEASE RENEWALS:

Lease Number P9730 **Start Date** 4/1/2015 **End Date** 3/31/2017
Lessee Name DFA - Revenue Division
Address Greene County Courthouse
City Paragould **County Name** Greene
Sq Ft 1,320 **RateSF** \$13.64 **Annual Rent** \$18,000.00
Lessor Name Greene County, Arkansas **Principal** N/A
Comments: Two (2) year renewal with no changes.

Lease Number P9775 **Start Date** 7/1/2015 **End Date** 10/31/2015
Lessee Name Arkansas Ethics Commission
Address 910 West Second
City Little Rock **County Name** Pulaski
Sq Ft 3,144 **RateSF** \$12.52 **Annual Rent** \$39,359.67
Lessor Name MarVick Investors, LLC **Principal** Vicki Vowell
Comments: Four (4) month extension to allow for completion of relocation Premises into the state-owned 501 Building.

Lease Number P9958 **Start Date** 7/1/2015 **End Date** 6/30/2017
Lessee Name Arkansas Northeastern College
Address East Highway 18
City Blytheville **County Name** Mississippi
Sq Ft 25,250 **RateSF** \$0.99 **Annual Rent** \$25,000.00
Lessor Name Arkansas Northeastern College Foundation **Principal** N/A
Comments: Two (2) year renewal with no changes.

Lease Number S6029 **Start Date** 7/1/2015 **End Date** 6/30/2017
Lessee Name Department of Parks and Tourism
Address 1 Capitol Mall - 4A-900; 4B-206, 210, 215; 4C-211, 216
City Little Rock **County Name** Pulaski
Sq Ft 40,018 **RateSF** \$11.54 **Annual Rent** \$461,807.72
Lessor Name Arkansas Building Authority **Principal** N/A
Comments: Two (2) year renewal with a three percent (3%) rental increase.

LEASE RENEWALS:

Lease Number S6065 **Start Date** 7/1/2015 **End Date** 6/30/2017
Lessee Name Veterinary Medical Examining Board
Address 1 Natural Resources Drive, #105-106
City Little Rock **County Name** Pulaski
Sq Ft 219 **RateSF** \$11.54 **Annual Rent** \$2,527.28
Lessor Name Arkansas Building Authority **Principal** N/A
Comments: Two (2) year renewal with a three percent (3%) rental increase.

Lease Number S6069 **Start Date** 7/1/2015 **End Date** 6/30/2017
Lessee Name Department of Agriculture - Arkansas Livestock and Poultry Commission
Address 1 Natural Resources Drive
City Little Rock **County Name** Pulaski
Sq Ft 24,273 **RateSF** \$11.54 **Annual Rent** \$280,110.44
Lessor Name Arkansas Building Authority **Principal** N/A
Comments: Two (2) year renewal with a three percent (3%) rental increase.

Lease Number S6090 **Start Date** 7/1/2015 **End Date** 6/30/2017
Lessee Name Arkansas Department of Workforce Services
Address 616 Garrison Avenue
City Fort Smith **County Name** Sebastian
Sq Ft 14,121 **RateSF** \$11.85 **Annual Rent** \$167,333.84
Lessor Name Arkansas Building Authority **Principal** N/A
Comments: Two (2) year renewal with a three percent (3%) rental increase.

Lease Number S6093 **Start Date** 7/1/2015 **End Date** 6/30/2017
Lessee Name DFA - Revenue Division - Driver Services
Address 616 Garrison Avenue, Suite 104
City Fort Smith **County Name** Sebastian
Sq Ft 1,322 **RateSF** \$11.85 **Annual Rent** \$15,665.72
Lessor Name Arkansas Building Authority **Principal** N/A
Comments: Two (2) year renewal with a three percent (3%) rental increase.

LEASE RENEWALS:

Lease Number S6134 **Start Date** 5/1/2015 **End Date** 4/30/2017
Lessee Name Arkansas Forestry Commission
Address T13N, R4E
City Jonesboro **County Name** Craighead
Sq Ft 0 **RateSF** \$0.00 **Annual Rent** \$1.00
Lessor Name DHS - Developmental Disabilities Services **Principal** N/A
Comments: Two (2) year renewal of public advantage Lease with no changes.

Lease Number S8091 **Start Date** 7/1/2015 **End Date** 6/30/2017
Lessee Name Department of Health - Center for Health Protection - Cosmetology Section
Address 101 East Capitol Avenue, Suite 106
City Little Rock **County Name** Pulaski
Sq Ft 2,512 **RateSF** \$12.92 **Annual Rent** \$32,455.04
Lessor Name Arkansas Building Authority **Principal** N/A
Comments: Two (2) year renewal with a three percent (3%) rental increase.

Lease Number S8098 **Start Date** 7/1/2015 **End Date** 12/31/2015
Lessee Name Arkansas Health Services Agency
Address 5800 West 10th
City Little Rock **County Name** Pulaski
Sq Ft 1,903 **RateSF** \$14.74 **Annual Rent** \$28,050.22
Lessor Name Arkansas Department of Health **Principal** N/A
Comments: Six (6) month renewal with no changes.

Lease Number S8250 **Start Date** 7/1/2015 **End Date** 6/30/2017
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 RENEWALS:

Lease Number S8251 **Start Date** 7/1/2015 **End Date** 6/30/2017
Lessee Name Arkansas Insurance Department
Address 6620 Young Road
City Little Rock **County Name** Pulaski
Sq Ft 810 **RateSF** \$2.25 **Annual Rent** \$1,822.52
Lessor Name DFA - Office of State Procurement, M and R **Principal** N/A
Comments: Two (2) year renewal with no changes.

Lease Number S8345 **Start Date** 7/1/2015 **End Date** 6/30/2017
Lessee Name Appraiser Licensing and Certification Board
Address 101 East Capitol Avenue, Suite 430
City Little Rock **County Name** Pulaski
Sq Ft 1,682 **RateSF** \$12.92 **Annual Rent** \$21,731.44
Lessor Name Arkansas Building Authority **Principal** N/A
Comments: Two (2) year renewal with a three percent (3%) rental increase.

Lease Number S8445 **Start Date** 7/1/2015 **End Date** 6/30/2017
Lessee Name Arkansas Legislative Joint Auditing Committee
Address 100 Elizabeth
City Conway **County Name** Faulkner
Sq Ft 1,492 **RateSF** \$4.96 **Annual Rent** \$7,395.00
Lessor Name University of Central Arkansas **Principal** N/A
Comments: Two (2) year renewal with no changes.

Lease Number T6041 **Start Date** 7/1/2015 **End Date** 6/30/2020
Lessee Name Fayetteville MSA Limited Partnership d/b/a Verizon Wireless
Address U of A Campus, West Cleveland Street
City Fayetteville **County Name** Washington
Sq Ft **RateSF** **Annual Rent** \$42,055.56
Lessor Name University of Arkansas - Fayetteville **Principal** N/A
Comments: Five (5) year tower renewal with a fifteen percent (15%) rental increase as per the terms of the Lease.

LEASE CHANGES:

Lease Number P2825 **Start Date** 1/1/2015 **End Date** 6/30/2025
Lessee Name UAMS - Department of Pediatrics - Kids First
Address 333 Executive Court
City Little Rock **County Name** Pulaski
Sq Ft 27000 **RateSF** \$16.48
Lessor Name KRL Properties, LLC **Principal** Mark Leverett
Comments: Amended Lease to correct the rent and tenant improvement amortization schedule. Term was also extended by three (3) years to help offset reduced rent schedule.

LEASE CANCELLATIONS:

Lease Number N9219

Lessee Name Searcy County, Arkansas

Address Burn Building Repelling Tower and Classroom

City Marshall **County Name** Searcy

Lessor Name Southern Arkansas University Tech

Comments: County no longer uses this facility and requested a termination of this Lease. SAU Tech is aware that the county no longer used the building and has agreed to the Lease termination.

Lease Number P2485

Lessee Name UAMS - Regional Programs - Northeast

Address 225 East Jackson

City Jonesboro **County Name** Craighead

Lessor Name St. Bernard's Hospital, Inc. d/b/a St. Bernard's Medical Center

Comments: Agency no longer needs this location and Lease will expire upon expiration date of April 1, 2015.

Lease Number P2647

Lessee Name Department of Career Education - Arkansas Rehabilitation Servi

Address 1401 North Main Street

City North Little Rock **County Name** Pulaski

Lessor Name TIMA Investments LLC

Comments: Lease will expire upon expiration date of March 31, 2015. Agency is relocating to another location in North Little Rock. The rate at this location was much higher than the market, and the property was not being adequately maintained.

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
3501304B NRC Building Energy Efficiency Project- 4/16/2015 \$887,000.00 TME, Inc.	Arkansas Building Authority Little Rock, AR NA No	Other Plan Review Submittal Open for Review NA NA
3501410 1515 Building Waterproofing 4/22/2015 \$112,544.00 Woods Group Architects, Inc.	Arkansas Building Authority Little Rock, AR 4/24/2015 36,028 No	Public Bid Approval to Bid Closed \$ 3.12 NA
3501504 Fuel Management System on One 3/25/2015 \$45,000.00 ABA In-House	Arkansas Building Authority Little Rock, AR 4/7/2015 NA No	Public Bid Approval to Bid Closed NA NA
3501509 Balcony Enclosures, Main Street Mall 4/10/2015 \$100,000.00 HDMS, Inc. Architects	Arkansas Building Authority Little Rock, AR NA No	Other Plan Review Submittal Open for Review NA NA
3501513 3rd Floor Fire Protection Sprinkler System 4/20/2015 \$75,000.00 ABA In-House	Arkansas Building Authority 501 Building 4/24/2015 18,750 No	Public Bid Approval to Bid Closed \$ 4.00 NA
4801409 Tucker Max Barracks 8 Metal Ceiling 4/3/2015 \$45,000.00 In-House DOC	Department of Correction Tucker, AR 4/14/2015 7,350 No	In House Labor Approval to Proceed Closed \$ 6.12 NA
4801504 Tucker Max Barracks 8 Utility Cabinet 4/21/2015 \$45,000.00 In-House DOC	Department of Correction Tucker, AR 2,490 No	In House Labor Plan Review Submittal Open for Review \$ 18.07 NA
5131502 HVAC Upgrades at Parnell Hall 4/10/2015 \$222,000.00 Pettit & Pettit Consulting Engineers, Inc.	Arkansas School for the Deaf Little Rock, AR 4/21/2015 NA No	Public 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
7101506 Parking Lot Resurface/Repairs, State Hosp. 3/25/2015 \$172,821.00 Morris & Associates	Department of Human Services Little Rock, AR 4/10/2015 NA No	Public Bid Approval to Bid Closed NA NA
7101507 Emergency Repairs, Storm Damage at 4/9/2015 \$57,463.00 Morris & Associates	Department of Human Services Harrisburg, Alexander, AR 4/9/2015 NA No	Emergency Bid Re-bid Closed NA NA
7101511 Greenhouse and Recycling 4/1/2015 \$453,000.00 Lockeby & Associates, Inc.	Department of Human Services Jonesboro, AR NA In Review	Public Bid Plan Review Submittal Open for Review NA
7101512 Parking Lot Expansion at Southeast AR 4/22/2015 \$90,000.00 Lockeby & Associates, Inc.	Department of Human Services Warren, AR NA In Review	Public Bid Plan Review Submittal Open for Review NA
7101513 Re-roof Admin Building, Alexander HDC 4/23/2015 \$80,523.00 Morris & Associates	Department of Human Services Alexander, AR 8,700 In Review	Public Bid Plan Review Submittal Open for Review \$ 9.25
8851501 Roof Log House and Fence Replacement 4/1/2015 \$164,250.00 Allison Architects	Department of Arkansas Heritage- Little Rock, AR 4/14/2015 NA No	Public Bid Approval to Bid Closed NA NA
9001508 Wastewater Treatment Plant 3/31/2015 \$234,669.00 McClelland Engineering	Parks & Tourism Cane Creek State Park 4/22/2015 11,000 No	Public Bid Approval to Bid Closed \$ 21.33 NA
9001510 Two New Employee Residences 4/2/2015 \$621,580.00 Stuck Associates (Jonesboro)	Parks & Tourism Toltec Mounds State Park 4/14/2015 3,786 No	Public Bid Approval to Proceed Closed \$ 164.18 NA
9001511 Campground D Renovation 3/27/2015 \$607,029.50 McClelland Engineering	Parks & Tourism Lake Ouachita State Park 4/9/2015 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
9001512 Courthouse Roof Painting and Repair 4/15/2015 \$57,300.00 Parks and Tourism In-House	Parks & Tourism Jacksonport State Park 4/21/2015 3,300 No	Public Bid Re-bid Closed \$ 17.38 NA
9301303 Corrective Action, Former C&L Landfill 4/3/2015 \$2,000,000.00 EnSafe, Inc.	Department of Environmental Quality Fayetteville, AR 4/21/2015 NA No	Public Bid Approval to Bid Closed NA NA
9301502 Corrective Action at Hensley's Citgo 3/31/2015 \$693,000.00 Southern Co. NLR, Inc.	Department of Environmental Quality St. Joe, AR 4/3/2015 23,112 No	Public Bid Re-bid Closed \$ 29.96 NA
9301503 Hunt Town N. Buried Drum Removal 4/10/2015 \$115,000.00 FTN Associates, Ltd.	Department of Environmental Quality County Road 3151 East of Hunt, jAR 4/21/2015 NA No	Public Bid Approval to Bid Closed NA NA
9751511 PEC Building 3600 Reroof 4/14/2015 \$158,125.00 Bond Consulting Engineers	Military Department Camp Robinson North Little Rock, AR 5,250 No	Public Bid Plan Review Submittal Open for Review \$ 30.12 NA

Public School Accessibility Reviews

April 2015

Project #	Project Review Type	Date Received	Date Completed	School District Current
5001525	New Middle School and Safe Room Plan Review Submittal Approval to Proceed	3/3/2015 4/14/2015	4/10/2015 4/21/2015	DeWitt School District Closed Closed
5001526	New Elementary School Plan Review Submittal Approval to Proceed	3/12/2015 4/28/2015	4/21/2015 4/30/2015	Melbourn School District Closed Closed
5001527	New Industrial Arts Facility at High School Approval to Proceed	3/25/2015	4/21/2015	Siloam Springs School District Closed
5001528	Maintenance Complex Plan Review Submittal	4/1/2015	4/14/2015	Mountain Home School District Waiting for Responses
5001529	Proposed Bus Barn Plan Review Submittal	4/22/2015		Armored School District Open for Review
5001530	New Track Construction Plan Review Submittal	4/22/2015	4/30/2015	Armored School District Waiting for Responses

II. Construction Section

Contracts:

Current Projects under Contract:	104	
Value of Current Projects:		\$ 106,111,060.35
New Contracts:	8	
(See attached New Contract report)		
Value of New Contracts:		\$ 1,014,607.78
Change Orders approved:	14	
(See attached Change Order report)		
Change Order Increase:		\$ 1,497,214.68
Change Order Decrease:		-\$ 4,586.45
Projects Completed:	11	
Value of Completed Projects:		\$ 5,653,385.39

Bid Process and Openings:

Projects in the Bid Process	31
Bid Openings:	10
(See attached Bid Opening Report)	
Emergency Bid:	1
Rebid Projects:	0
Projects Within Budget:	8
Project Over Budget:	2

Project Observations:

Field Inspections Conducted:	57
Final Inspections Conducted	12

New Contracts

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount

Arkansas Department of Correction

4801408H	Ester Unit Asbestos Abatement	\$61,999.00
4 /21/2015	ATOKA, Inc. Snyder Environmental & Construction, In	

Arkansas Department of Parks and Tourism

9001504	Benefield Restroom Replacement at Mount Magazine	\$67,244.00
4 /24/2015	Department of Parks & Tourism, In-House Circle M Construction Management, Inc.	
9001507	Marina Breakwater at Lake Ouachita	\$438,148.78
4 /10/2015	McClelland Consulting Engineers, Inc. Williamson Boat Docks, Inc.	

Arkansas State Police

9601501	Car Wash Equipment Replacement at ASP Headquarte	\$66,000.00
4 /1 /2015	Arkansas State Police, In-House Mallory Inc.	

Department of Human Services

7101406	Snow & Ice Guard Installation @ AR State Hospital	\$24,351.00
4 /20/2015	Morris and Associates Architects, Environmental Co Covington Roofing Company, Inc.	
7101505	Boiler Replacement at Conway Human Development	\$142,109.00
4 /2 /2015	Lockeby & Associates, Inc. Comfort Systems USA (Arkansas), Inc.	

Military Department of Arkansas

9751510	CMTC Bldg 1584 HVAC Replacement	\$172,250.00
4 /17/2015	E-Squared Architecture & Interior Design, P.A. LJB Construction	

School for the Deaf

5131501	Auditorium Waterproofing- Parnell Hall	\$42,506.00
4 /1 /2015	Smith Associates Architects, P.A. Oliver's Custom Roofing, LLC	

Change Order Summary

3501302RL Arkansas Building Authority

Pettit & Pettit Consulting Engineers, Inc.

Energy Efficiency Upgrades at PSC

Comfort Systems USA (Arkansas), Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /13/2015	5	Unforeseen Condition	\$13,084.52	\$0.00	0

4701301RL Arkansas Department of Information Systems

Brown Engineers, LLC

Cooling System Remediation & Upgrade DIS

Comfort Systems USA (Arkansas), Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /13/2015	12	Owner Requested	\$2,164.00	\$0.00	0

5001441 Arkansas Department of Education

Pettit & Pettit Consulting Engineers, Inc.

HVAC Upgrades at Admin Campus

Comfort Systems USA (Arkansas), Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /14/2015	1	Unforeseen Condition	\$7,677.33	\$0.00	0

5201401 Department of Workforce Education AR Rehab Services

Witsell Evans Rasco Architects / Planners

ACTI Health, Safety, Communication & Training

Carson & 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>
4 /14/2015	5	Owner Requested	\$979,425.00	\$0.00	0

7101501 Department of Human Services

Morris and Associates Architects,
Environmental Consultants

Re-Roof Kelly Bldg at BHDC

Oliver's Custom Roofing, LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /21/2015	1	Owner Requested	\$26,400.00	\$0.00	0

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>
4 /6 /2015	8	Owner Requested	\$50,618.62	\$0.00	0
4 /6 /2015	8	Unforeseen Condition	\$25,636.47	\$0.00	0
4 /6 /2015	8	Substitution / Alternative Method	\$513.57	\$0.00	0
4 /6 /2015	8	Time Extension	\$0.00	\$0.00	18

9001219 Arkansas Department of Parks and Tourism

Taylor-Kempkes Architects

New Employee Residence @ Devil's Den SP

Mahan 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>
4 /14/2015	1	Time Extension	\$0.00	\$0.00	40
4 /14/2015	1	Unforeseen Condition	\$400.00	\$0.00	0
4 /14/2015	1	Owner Requested	\$882.49	\$0.00	0

9001320 Arkansas Department of Parks and Tourism

ETI Corporation

Phase IV AR City to Rohwer Shared Use Roadway

R. Thompson, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /9 /2015	3	Time Extension	\$0.00	\$0.00	40

9001506 Arkansas Department of Parks and Tourism

Stuck Associates Architects

Visitor Center- Davidsonville Historic State Park

Clark General 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>
4 /20/2015	1	Substitution / Alternative Method	\$0.00	(\$123.20)	0
4 /20/2015	1	Time Extension	\$0.00	\$0.00	9
4 /20/2015	1	Owner Requested	\$446.08	\$0.00	0

9301403 Arkansas Department of Environmental QualityArkansas Dept. of Environmental Quality,
In-House

Kerwin Abandoned Mine Land Reclamation

Axioo 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>
4 /24/2015	2	Unforeseen Condition		(\$4,463.25)	0

9601101RL Arkansas State Police

Cromwell Architects Engineers

HVAC Replacement Pkg., ASPHQ

River City General 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>
4 /6 /2015	4	Owner Requested	\$371,963.88	\$0.00	0
4 /6 /2015	4	Time Extension	\$0.00	\$0.00	235

9751417 Military Department of Arkansas

Robert M Schelle Architect

Patriot Hall Bldg. 3500 Upgrades

D & H 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>
4 /14/2015	3	Owner Requested	\$314.00	\$0.00	0

9751422 Military Department of Arkansas

Lockeby & Associates, Inc.

RMTC Building 312 Renovations

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>
4 /20/2015	1	Unforeseen Condition	\$8,897.20	\$0.00	0
4 /20/2015	1	Item Not Shown Or Specified	\$1,085.27	\$0.00	0
4 /20/2015	1	Code / Regulation / Rule	\$808.45	\$0.00	0
4 /20/2015	1	Time Extension	\$0.00	\$0.00	6
4 /20/2015	1	Owner Requested	\$1,158.24	\$0.00	0

9751446 Military Department of ArkansasE-Squared Architecture & Interior Design,
P.A.

CMTC Building 2100 Renovation

Jack Helms Construction Co., Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
4 /17/2015	2	Substitution / Alternative Method	\$405.59	\$0.00	0
4 /17/2015	2	Time Extension	\$0.00	\$0.00	13
4 /17/2015	2	Owner Requested	\$5,333.97	\$0.00	0

Bid Openings

Project Number / Name	Agency Name	Certified Funds
Bid Date	Design Professional Name	Bid Amount
Bid Time	Apparent Low Bidder Name	Method of Contracting
3501504	Arkansas Building Authority	\$48,000.00
2015 Fuel Management System at One Capitol Mall		\$65,975.00
4 /28/2015	Arkansas Building Authority, In-House	Design / Bid / Build
2:00:00 PM	The Southern Company of North Little Rock, Inc.	
4401501	Arkansas Oil & Gas Commission	\$100,000.00
Arkansas Oil and Gas Commission Boiler Replacement		\$79,980.00
4 /22/2015	H S A Engineering Consulting Services, Inc.	Design / Bid / Build
2:00:00 PM	Blaylock Heating and Air Conditioning, Inc.	
4801408H	Arkansas Department of Correction	\$80,000.00
Ester Unit Asbestos Abatement		\$61,999.00
4 /9 /2015	ATOKA, Inc.	Emergency
2:30:00 PM	Snyder Environmental & Construction, Inc.	
7101508	Department of Human Services	\$125,000.00
Lighting Upgrades at Southeast Arkansas HDC		\$139,192.00
4 /9 /2015	Lockeby & Associates, Inc.	Design / Bid / Build
2:00:00 PM	Excel Energy Group, Inc.	
7101509	Department of Human Services	\$500,000.00
Walk In Freezer Arkansas Health Center		\$482,000.00
4 /7 /2015	Lockeby & Associates, Inc.	Design / Bid / Build
2:00:00 PM	Brister Construction, Inc.	
9001504	Arkansas Department of Parks and Tourism	\$60,000.00
Benefield Restroom Replacement at Mount Magazine		\$67,244.00
4 /8 /2015	Department of Parks & Tourism, In-House	Design / Bid / Build
2:00:00 PM	Circle M Construction Management, Inc.	
9001512	Arkansas Department of Parks and Tourism	\$60,000.00
Courthouse Roof Painting & Repair @ Jacksonport SP		\$77,902.00
4 /8 /2015	Department of Parks & Tourism, In-House	Design / Bid / Build
2:30:00 PM	Oliver's Custom Roofing, LLC	
9751413	Military Department of Arkansas	\$380,160.00
West Boundary Fence Phase 5, Camp Robinson		\$271,391.00
4 /14/2015	Marlar Engineering Company, Inc.	Design / Bid / Build
2:00:00 PM	Nichols Landscape Company, Inc.	
9751423	Military Department of Arkansas	\$475,000.00
Southwest Boundary Fence Ph. 6, Camp Robinson		\$331,080.00
4 /14/2015	Marlar Engineering Company, Inc.	Design / Bid / Build
2:30:00 PM	Arkansas Fence & Guard Rail d/b/a GGRT, LLC	

Project Number / Name	Agency Name	Certified Funds
Bid Date	Design Professional Name	Bid Amount
Bid Time	Apparent Low Bidder Name	Method of Contracting
9751424	Military Department of Arkansas	\$431,120.00
Northwest Boundary Fence Ph. 7, Camp Robinson		\$194,651.00
4 /14/2015	Marlar Engineering Company, Inc.	Design / Bid / Build
3:00:00 PM	Nichols Landscape Company, Inc.	