



STATE OF ARKANSAS

**Department of Finance
and Administration**

DIVISION OF BUILDING AUTHORITY

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MEMORANDUM

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

FROM: Anne W. Laidlaw, Director *AWL*

RE: December 2015 Monthly Report

DATE: January 5, 2016

Cc: Governor Asa Hutchinson
Larry Walther, DFA Director
DBA Council Members

Pursuant to Arkansas Code Annotated § 22-2-108 (13), please find enclosed the documents which outline the Division of Building Authority's activities for the month of December. These documents pertain to those duties performed by the Division regarding capital improvements (design review and construction) and leasing transactions. Should you have any questions please do not hesitate to contact me.

DFA - DIVISION OF BUILDING AUTHORITY

Monthly Report

December 2015

I. Real Estate Services

NEW LEASES:

Lease Number P2996 **Start Date** 10/1/2015 **End Date** 9/30/2017
Lessee Name UAMS - Center for Distance Health
Property Name University Tower
Address 1123 South University Avenue
City Little Rock **County Name** Pulaski
Sq Ft 1,780 **RateSF** \$15.91 **Annual Rent** \$28,320
Lessor Name Curtis Finch, Jr., and BQFA Holding Compa **Principal** L. Dickson Flake
Comments: New two (2) year Lease for UAMS IT Department.

Lease Number P3006 **Start Date** 10/1/2015 **End Date** 9/30/2017
Lessee Name UAMS - Regional Programs, UAMS South Central
Property Name
Address 1220 West 42nd Street
City Pine Bluff **County Name** Jefferson
Sq Ft 2,981 **RateSF** \$14.03 **Annual Rent** \$41,820
Lessor Name Jefferson Hospital Association, Inc. **Principal** Wesley Trussell
Comments: New two (2) year Lease of office and clinic space. This lease replaces P2753.

LEASE RENEWALS:

Lease Number N9307 **Start Date** 12/1/2015 **End Date** 11/30/2018
Lessee Name Employment and Training Services, Inc.
Address 2311 East Nettleton Avenue
City Jonesboro **County Name** Craighead
Sq Ft 1,795 **RateSF** \$12.24 **Annual Rent** \$21,970.80
Lessor Name Arkansas Department of Workforce Service **Principal** N/A
Comments: Three (3) year Sublease renewal with two percent (2%) rental increase to coincide with the terms and dates of the Master Lease (P2418).

Lease Number P2236 **Start Date** 10/1/2015 **End Date** 9/30/2016
Lessee Name UAMS - Department of Pediatrics
Address 18 Freeway Drive
City Little Rock **County Name** Pulaski
Sq Ft 300 **RateSF** \$6.60 **Annual Rent** \$1,980.00
Lessor Name U-Storit, Inc. **Principal** Bill Humble
Comments: One (1) year renewal with no changes.

Lease Number P2264 **Start Date** 11/1/2015 **End Date** 10/31/2016
Lessee Name UAMS - MIRT
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$4,620.00
Lessor Name Vital Records Control of Arkansas, Inc. **Principal** Danny Palo
Comments: One (1) year renewal with a reduction in storage space.

Lease Number P2342 **Start Date** 3/1/2016 **End Date** 2/28/2017
Lessee Name Department of Health - In Home Services
Address 100 East 20th Street
City Hope **County Name** Hempstead
Sq Ft 3,400 **RateSF** \$8.47 **Annual Rent** \$28,800.00
Lessor Name Tommy Wilson **Principal** Tommy Wilson
Comments: One (1) year renewal with no changes.

LEASE RENEWALS:

Lease Number P2346 **Start Date** 4/1/2016 **End Date** 3/31/2017
Lessee Name Arkansas Department of Community Correction
Address 913 25th Street
City Batesville **County Name** Independence
Sq Ft 4,663 **RateSF** \$6.30 **Annual Rent** \$29,376.96
Lessor Name RDPJ Enterprises, Inc. **Principal** Julie Gregg
Comments: One (1) year renewal with no changes.

Lease Number P2363 **Start Date** 1/1/2016 **End Date** 12/31/2017
Lessee Name DFA - Office of Child Support Enforcement
Address 105 West Capitol Avenue, Suites 100, 400, and 600
City Little Rock **County Name** Pulaski
Sq Ft 24,267 **RateSF** \$15.81 **Annual Rent** \$383,661.24
Lessor Name Gupta Vanderbilt Court I, Limited Partnershi **Principal** Andrew Gupta
Comments: Two (2) year renewal with no changes.

Lease Number P2398 **Start Date** 2/1/2016 **End Date** 1/31/2018
Lessee Name DFA - Revenue Division
Address 1020 Goblin Drive
City Harrison **County Name** Boone
Sq Ft 2,400 **RateSF** \$8.00 **Annual Rent** \$19,200.00
Lessor Name Ron and Karen Moore **Principal** Ron Moore
Comments: Two (2) year renewal with no changes.

Lease Number P2450 **Start Date** 10/1/2015 **End Date** 9/30/2016
Lessee Name UAMS - Department of Pediatrics - Child Passenger Safety Education Progra
Address 18 Freeway Drive, Unit #3102
City Little Rock **County Name** Pulaski
Sq Ft 300 **RateSF** \$6.60 **Annual Rent** \$1,980.00
Lessor Name U-Storit, Inc. **Principal** Bill Humble
Comments: One (1) year renewal with no changes.

LEASE RENEWALS:

Lease Number P2507 **Start Date** 12/1/2015 **End Date** 11/30/2017
Lessee Name Arkansas Department of Information Systems
Address 2201 Brookwood Drive, Unit #125, Suites 104-105
City Little Rock **County Name** Pulaski

 Sq Ft 14,046 **RateSF** \$5.74 **Annual Rent** \$80,628.00
Lessor Name Capital Properties, LLC **Principal** Brenda Pearce
Comments: Two (2) year renewal with no changes and Lessor to perform some tenant improvements.

Lease Number P2531 **Start Date** 11/1/2015 **End Date** 10/31/2016
Lessee Name UAMS - Department of Psychiatry
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski

 Sq Ft **RateSF** **Annual Rent** \$164.00
Lessor Name Vital Records Control of Arkansas, Inc. **Principal** Danny Palo
Comments: One (1) year renewal with a reduction in storage space.

Lease Number P2642 **Start Date** 3/1/2016 **End Date** 2/28/2018
Lessee Name Arkansas Department of Community Correction
Address 1509 East Main Street
City Russellville **County Name** Pope

 Sq Ft 8,000 **RateSF** \$7.29 **Annual Rent** \$58,320.00
Lessor Name Cogswell Properties, LLC **Principal** N/A
Comments: Two (2) year renewal with no changes.

Lease Number P2651 **Start Date** 10/1/2015 **End Date** 9/30/2016
Lessee Name Arkansas Department of Community Correction
Address 103 West Pine Street
City Sheridan **County Name** Grant

 Sq Ft 420 **RateSF** \$11.43 **Annual Rent** \$4,800.00
Lessor Name Grant County, Arkansas **Principal** N/A
Comments: One (1) year renewal with no changes.

LEASE RENEWALS:

Lease Number P2659 **Start Date** 3/1/2016 **End Date** 2/28/2018
Lessee Name DFA - Revenue Division
Address 1604 South Pine Street
City Cabot **County Name** Lonoke
Sq Ft 4,000 **RateSF** \$14.60 **Annual Rent** \$58,410.00
Lessor Name Royce C. Weeks **Principal** Royce Weeks
Comments: Two (2) year renewal with no changes.

Lease Number P2667 **Start Date** 10/1/2015 **End Date** 9/30/2016
Lessee Name UAMS - Regional Programs - South Central
Address 4747 Dusty Lake Drive
City Pine Bluff **County Name** Jefferson
Sq Ft 5,763 **RateSF** \$14.95 **Annual Rent** \$86,156.88
Lessor Name Jefferson Hospital Association, Inc. **Principal** Wesley Trussell
Comments: One (1) year renewal with no changes.

Lease Number P2669 **Start Date** 1/1/2016 **End Date** 12/31/2016
Lessee Name UAMS - Arkansas Employee Assistance Program
Address 300 North College
City Fayetteville **County Name** Washington
Sq Ft 480 **RateSF** \$19.63 **Annual Rent** \$9,420.00
Lessor Name Mathias Shopping Centers, Inc. **Principal** Samuel Mathias
Comments: One (1) year renewal with no changes.

Lease Number P2675 **Start Date** 12/1/2015 **End Date** 5/31/2016
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** \$15.14 **Annual Rent** \$80,484.24
Lessor Name Lakewood Professional Building, LLC **Principal** Keith Grayson
Comments: Six (6) month renewal with a five percent (5%) rental increase due to short-term Lease renewal.

LEASE RENEWALS:

Lease Number P2677 **Start Date** 12/1/2015 **End Date** 11/30/2017
Lessee Name DFA - Revenue Division
Address 107 Mountain View Road
City Glenwood **County Name** Pike
Sq Ft 1,140 **RateSF** \$6.70 **Annual Rent** \$7,638.00
Lessor Name Brett and Lisa Wright **Principal** Brett Wright
Comments: Two (2) year renewal with no changes.

Lease Number P2727 **Start Date** 7/1/2015 **End Date** 6/30/2016
Lessee Name Arkansas Department of Workforce Services
Address 400 Edison Avenue
City Benton **County Name** Saline
Sq Ft 6,000 **RateSF** \$8.95 **Annual Rent** \$53,700.00
Lessor Name Central Arkansas Planning and Development **Principal** Rodney Larsen
Comments: One (1) year renewal of Sublease with no changes.

Lease Number P2731 **Start Date** 4/1/2016 **End Date** 3/31/2018
Lessee Name DFA - Revenue Division
Address 390 West Main Street
City Ashdown **County Name** Little River
Sq Ft 2,400 **RateSF** \$7.96 **Annual Rent** \$19,096.20
Lessor Name Doke Douglas and Larry Davis **Principal** Doke Douglas
Comments: Two (2) year renewal with a rental reduction since the tenant improvements have been fully amortized.

Lease Number P2827 **Start Date** 3/1/2016 **End Date** 2/28/2018
Lessee Name Arkansas Legislative Audit
Address 34 Colt Square Drive
City Fayetteville **County Name** Washington
Sq Ft 2,873 **RateSF** \$7.25 **Annual Rent** \$20,829.24
Lessor Name Fifty Fifteen Properties, LLC **Principal** Rex Benham
Comments: Two (2) year renewal with three and one half percent (3.5%) rental increase.

LEASE RENEWALS:

Lease Number P2859 **Start Date** 11/1/2015 **End Date** 10/31/2018
Lessee Name University of Arkansas at Fort Smith
Address 7000 Taylor Street
City Fort Smith **County Name** Sebastian
Sq Ft 3,324 **RateSF** \$1.81 **Annual Rent** \$6,000.00
Lessor Name Fort Chaffee Redevelopment Authority **Principal** N/A
Comments: Three (3) year renewal for UA Fort Smith CDL training facility. Lessor requested minimal rent which increased from \$0 to \$500/month.

Lease Number P2915 **Start Date** 3/1/2016 **End Date** 2/28/2018
Lessee Name DFA - Revenue Division
Address 1428 West Walnut Street
City Rogers **County Name** Benton
Sq Ft 2,400 **RateSF** \$7.00 **Annual Rent** \$16,800.00
Lessor Name Benton County, Arkansas **Principal** N/A
Comments: Two (2) year renewal with no changes.

Lease Number P2975 **Start Date** 11/1/2015 **End Date** 10/31/2016
Lessee Name Arkansas Department of Human Services - Division of Children and Family S
Address 708 Garrison Avenue
City Fort Smith **County Name** Sebastian
Sq Ft 1,000 **RateSF** \$1.22 **Annual Rent** \$1,224.00
Lessor Name The Steps, Inc. **Principal** Susan Hooks
Comments: One (1) year renewal of storage Lease with no changes.

Lease Number P6039 **Start Date** 10/1/2015 **End Date** 9/30/2017
Lessee Name Arkansas Department of Environmental Quality
Address North Little Rock Airport
City North Little Rock **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$734.40
Lessor Name North Little Rock Airport Commission **Principal** N/A
Comments: Two (2) year renewal with no changes.

LEASE RENEWALS:

Lease Number P6281 **Start Date** 1/1/2016 **End Date** 12/31/2017
Lessee Name DFA - Revenue Division
Address 8512 Dollarway Road
City White Hall **County Name** Jefferson
Sq Ft 2,130 **RateSF** \$6.50 **Annual Rent** \$13,845.00
Lessor Name John H. Terry **Principal** John Terry
Comments: Two (2) year renewal with no changes.

Lease Number P6453 **Start Date** 1/1/2016 **End Date** 12/31/2017
Lessee Name DHS - County Operations
Address 449 Ingram Street
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 P7101 **Start Date** 1/1/2016 **End Date** 12/31/2017
Lessee Name Arkansas State Board of Nursing
Address 1123 South University
City Little Rock **County Name** Pulaski
Sq Ft 10,770 **RateSF** \$16.12 **Annual Rent** \$173,612.40
Lessor Name Curtis Finch Jr. and BQFA Holding Compan **Principal** Curtis Finch, Jr
Comments: Two (2) year renewal with a three percent (3%) rental escalation in Year 2 with Lessor to perform some tenant improvements.

Lease Number P8049 **Start Date** 3/1/2016 **End Date** 2/28/2018
Lessee Name DHS - County Operations
Address 123 West 18th Street
City El Dorado **County Name** Union
Sq Ft 17,800 **RateSF** \$9.30 **Annual Rent** \$165,540.00
Lessor Name Glen R. Paige **Principal** Glen R. Paige
Comments: Two (2) year renewal with no changes.

LEASE RENEWALS:

Lease Number P9104 **Start Date** 4/1/2016 **End Date** 3/31/2018
Lessee Name DHS - County Operations
Address 1408 Pace Road
City Pocahontas **County Name** Randolph
Sq Ft 8,103 **RateSF** \$9.35 **Annual Rent** \$75,763.08
Lessor Name Razor Property Management, LLC **Principal** Dale Jones
Comments: Two (2) year renewal with no changes.

Lease Number P9148 **Start Date** 2/1/2016 **End Date** 1/31/2018
Lessee Name DFA - Revenue Division
Address Frizzell Shopping Center
City Star City **County Name** Lincoln
Sq Ft 1,500 **RateSF** \$7.96 **Annual Rent** \$11,940.00
Lessor Name Frizzell Shopping Center, Inc. **Principal** W.H. Frizzell
Comments: Two (2) year renewal with no changes.

Lease Number P9149 **Start Date** 2/1/2016 **End Date** 1/31/2018
Lessee Name DFA - Revenue Division
Address 116 West 3rd Street
City Fordyce **County Name** Dallas
Sq Ft 1,250 **RateSF** \$6.24 **Annual Rent** \$7,800.00
Lessor Name Elbert Lee and Rosalie Miller **Principal** Elbert Lee Miller
Comments: Two (2) year renewal with no changes.

Lease Number P9187 **Start Date** 1/1/2016 **End Date** 12/31/2016
Lessee Name DFA - Revenue Division
Address 701 Main Street
City Yellville **County Name** Marion
Sq Ft 1,480 **RateSF** \$13.00 **Annual Rent** \$19,239.96
Lessor Name A. J. L. Enterprises, Inc. **Principal** Michael Lyn Baker
Comments: One (1) year renewal with no changes.

LEASE RENEWALS:

Lease Number P9352 **Start Date** 2/1/2016 **End Date** 1/31/2017
Lessee Name DHS - County Operations
Address 437 Country Club Road
City Osceola **County Name** Mississippi
Sq Ft 12,060 **RateSF** \$7.43 **Annual Rent** \$89,605.80
Lessor Name Mark A. Lynn **Principal** Mark Lynn
Comments: One (1) year renewal with no changes.

Lease Number P9538 **Start Date** 12/1/2015 **End Date** 11/30/2017
Lessee Name DHS - County Operations
Address #17 West McKeen
City Paris **County Name** Logan
Sq Ft 6,280 **RateSF** \$8.55 **Annual Rent** \$53,694.00
Lessor Name Ferrell or Janice Minick and Juston or Maeb **Principal** Ferrell Minick
Comments: Two (2) year renewal with no changes.

Lease Number P9539 **Start Date** 12/1/2015 **End Date** 11/30/2016
Lessee Name Arkansas State Police
Address Hope Municipal Airport
City Hope **County Name** Hempstead
Sq Ft **RateSF** **Annual Rent** \$600.00
Lessor Name City of Hope, Arkansas **Principal** N/A
Comments: One (1) year renewal with no changes.

Lease Number P9546 **Start Date** 12/1/2015 **End Date** 11/30/2017
Lessee Name DHS - County Operations
Address 355 West 1st Street
City Prescott **County Name** Nevada
Sq Ft 8,243 **RateSF** \$8.48 **Annual Rent** \$69,900.60
Lessor Name Razor Property Management, LLC **Principal** Dale Jones
Comments: Two (2) year renewal with no changes.

LEASE RENEWALS:

Lease Number P9706 **Start Date** 1/1/2016 **End Date** 12/31/2016
Lessee Name Arkansas Department of Community Correction
Address 809 Garrison Avenue
City Fort Smith **County Name** Sebastian
Sq Ft 13,539 **RateSF** \$11.03 **Annual Rent** \$149,334.72
Lessor Name K&C Properties of Arkansas, LLC **Principal** George Catsavis
Comments: One (1) year renewal with Lessor to perform some tenant improvements.

Lease Number P9926 **Start Date** 3/1/2016 **End Date** 2/28/2018
Lessee Name DHS - County Operations
Address 100 Weaver Avenue
City Batesville **County Name** Independence
Sq Ft 20,600 **RateSF** \$9.75 **Annual Rent** \$200,850.00
Lessor Name Independence County, Arkansas **Principal** N/A
Comments: Two (2) year renewal with no changes.

Lease Number P9956 **Start Date** 11/1/2015 **End Date** 10/31/2017
Lessee Name UAMS - Department of Pediatrics - Head Start
Address 7415 Colonel Glenn Road
City Little Rock **County Name** Pulaski
Sq Ft 25,000 **RateSF** \$6.00 **Annual Rent** \$150,000.00
Lessor Name Atley G. Davis Living Trust c/o Peters Realty **Principal** George Peters
Comments: Two (2) year renewal with a change in Lessor name.

Lease Number P9979 **Start Date** 10/1/2015 **End Date** 9/30/2017
Lessee Name Arkansas Department of Workforce Services
Address 1500 Museum Road
City Conway **County Name** Faulkner
Sq Ft 7,150 **RateSF** \$9.27 **Annual Rent** \$66,280.56
Lessor Name ARCARE **Principal** N/A
Comments: Two (2) year renewal with a change in property ownership.

LEASE RENEWALS:

<i>Lease Number</i>	S8360	<i>Start Date</i>	1/1/2016	<i>End Date</i>	12/31/2017
<i>Lessee Name</i>	Arkansas Department of Correction				
<i>Address</i>	300 East 5th Street				
<i>City</i>	Texarkana	<i>County Name</i>	Miller		
<i>Sq Ft</i>	29,000	<i>RateSF</i>		<i>Annual Rent</i>	\$1.00
<i>Lessor Name</i>	Arkansas Department of Community Correc <i>Principal</i> N/A				
<i>Comments:</i>	Two (2) year renewal of Public Advantage Lease between state agencies.				

LEASE CHANGES:

Lease Number P2702 **Start Date** 11/1/2015 **End Date** 8/31/2021
Lessee Name DFA - Office of the Arkansas Lottery
Address 124 West Capitol Avenue
City Little Rock **County Name** Pulaski
Sq Ft 24927 **RateSF** \$16.71
Lessor Name Little Rock Union Plaza, L.L.C. **Principal** Pat Lopez
Comments: Amended Lease to provide a description of, and to justify payment for, the maintenance, repairs and fuel, for the generator, uninterrupted power supply and Liebert unit located on the Premises.

Lease Number P2890 **Start Date** 8/6/2015 **End Date** 10/31/2018
Lessee Name UAMS - Department of Pediatrics - Foster Care Program
Address 333 Executive Court
City Little Rock **County Name** Pulaski
Sq Ft 5000 **RateSF** \$15.00
Lessor Name Elman Little Rock Associates, LLC **Principal** Lee M. Elman
Comments: Amended Lease to change Lessor name.

Lease Number P9778 **Start Date** 10/1/2015 **End Date** 9/30/2018
Lessee Name UAMS
Address 1123 South University, Suite 210, 220, 400, 500, 6
City Little Rock **County Name** Pulaski
Sq Ft 29698 **RateSF** \$15.91
Lessor Name Curtis Finch Jr. and BQFA Holding Compan **Principal** Curtis Finch, Jr.
Comments: Amended Lease to absorb square footage from P2764, add 2 (two) years to Lease term, and to increase the rental rate by three percent (3%).

Lease Number S8068 **Start Date** 11/1/2015 **End Date** 6/30/2017
Lessee Name Department of Education - Research and Technology
Address 4 Capitol Mall
City Little Rock **County Name** Pulaski
Sq Ft 1816 **RateSF** \$11.00
Lessor Name Arkansas State Board of Education **Principal** N/A
Comments: Amended Lease in State owned space to adjust square footage, suite number, and annual rent appropriate for the division.

LEASE CHANGES:

Lease Number S8069 **Start Date** 11/1/2015 **End Date** 6/30/2017
Lessee Name Department of Education - Attorney's Office
Address 4 Capitol Mall
City Little Rock **County Name** Pulaski
Sq Ft 2170 **RateSF** \$11.00
Lessor Name Arkansas State Board of Education **Principal** N/A
Comments: Amended Lease in State owned space to adjust square footage, suite number, and annual rent appropriate for the division.

Lease Number S8353 **Start Date** 1/1/2016 **End Date** 12/31/2017
Lessee Name Arkansas Board of Examiners in Counseling
Address 101 East Capitol Avenue
City Little Rock **County Name** Pulaski
Sq Ft 1570 **RateSF** \$12.92
Lessor Name DFA - Division of Building Authority **Principal** N/A
Comments: Amended Lease to provide for change in suite number, square footage and Lease dates.

Lease Number S8433 **Start Date** 11/1/2015 **End Date** 6/30/2017
Lessee Name Department of Education - Communication
Address 4 Capitol Mall
City Little Rock **County Name** Pulaski
Sq Ft 2731 **RateSF** \$11.00
Lessor Name Arkansas State Board of Education **Principal** N/A
Comments: Amended Lease in State owned space to adjust square footage, suite number, and annual rent appropriate for the division.

Lease Number S8434 **Start Date** 11/1/2015 **End Date** 6/30/2017
Lessee Name Department of Education - Policy
Address 4 Capitol Mall, 305 - A
City Little Rock **County Name** Pulaski
Sq Ft 204 **RateSF** \$11.00
Lessor Name Arkansas State Board of Education **Principal** N/A
Comments: Amended Lease in State owned space to adjust square footage, suite number, and annual rent appropriate for the division.

LEASE CHANGES:

Lease Number S8464 ***Start Date*** 11/1/2015 ***End Date*** 6/30/2017

Lessee Name Department of Education - Educator Effectiveness

Address 4 Capitol Mall, Suites 103-A, 104-A, 105-A, 106-A,

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

Sq Ft 3612 ***RateSF*** \$11.00

Lessor Name Arkansas State Board of Education ***Principal*** N/A

Comments: Amended Lease in State owned space to adjust square footage, suite number, division name, and annual rent appropriate for the division.

LEASE CANCELLATIONS:

Lease Number P2762

Lessee Name Arkansas Department of Community Correction

Address 1812 Lorene Street

City El Dorado **County Name** Union

Lessor Name South Arkansas Regional Health Center, Inc.

Comments: Lease to expire upon expiration date of August 31, 2015.
Agency relocated because Lessor would not sign a long term agreement.

Lease Number P2775

Lessee Name Arkansas State Military Department

Address 1115 South Caraway Road

City Jonesboro **County Name** Craighead

Lessor Name Tramontana Group I, Martini-Pace, LLC., 4K's LLC., 1666 North

Comments: Lease to expire upon expiration date of December 31, 2015.
Agency is reducing expenses and no longer requires this location.

Lease Number P2919

Lessee Name Black River Technical College

Address 504 East Southern Avenue

City Walnut Ridge **County Name** Randolph

Lessor Name Lawrence County Public School District

Comments: Lease to expire upon expiration date of December 31, 2015.
College no longer needs this location.

Lease Number P9803

Lessee Name Arkansas State Military Department

Address 8000 Highway 107

City Sherwood **County Name** Pulaski

Lessor Name Apple Valley Shopping Center c/o General Properties, Inc.

Comments: Lease to expire upon expiration date of December 31, 2015.
Agency is reducing expenses and no longer requires this location.

LEASE CANCELLATIONS:

Lease Number P9920

Lessee Name Arkansas Department of Environmental Quality

Address Will Jones Road and Highway 7

City Jasper ***County Name*** Newton

Lessor Name Newton County Conservation District

Comments: Lease to expire upon expiration date of December 31, 2015.
Agency is reducing expenses and no longer requires this location.

II. Construction Section

Contracts:

Current Projects under Contract:	106	
Value of Current Projects:	\$	123,009,952.20
New Contracts:	5	
(See attached New Contract report)		
Value of New Contracts:	\$	2,063,043.28
Change Orders approved:	17	
(See attached Change Order report)		
Change Order Increase:	\$	334,602.66
Change Order Decrease:	-\$	177,664.65
Projects Completed:	8	
Value of Completed Projects:	\$	2,405,665.88

Bid Process and Openings:

Projects in the Bid Process	35
Bid Openings:	6
(See attached Bid Opening Report)	
Emergency Bid:	0
Rebid Projects:	1
Projects Within Budget:	5
Project Over Budget	1

Project Observations:

Field Inspections Conducted:	44
Final Inspections Conducted	8

New Contracts			
Agency Name	Project Name		
Project Number	Design Professional Name		
Date Approved	Contractor Name	Contract Amount	
Arkansas Building Authority			
3501304B	NRC Bldg. Energy Efficiency Project Ph. 2,AHU-1 Sy	\$588,115.00	
12/10/2015	TME, Inc.		
	General Mechanical Contractors, Inc.		
Arkansas Educational Television Network			
5161601	KAFT - DT Tower Painting and Lighting	\$125,500.00	
12/7 /2015	Batson, Inc.		
	Allstate Tower Co., Inc.		
Arkansas State Police			
9601601	Troop J CDL/DL Facility	\$542,500.00	
12/10/2015	Jackson Brown King Paculict Architects		
	Western Millwright Services, Inc.		
Department of Community Correction			
4851503	NEACCC Moisture Remediation	\$33,068.28	
12/15/2015	Cromwell Architects Engineers		
	Metro Builders and Restoration Specialists		
Department of Human Services			
7101511	Recycling Building at Jonesboro HDC	\$773,860.00	
12/4 /2015	Lockeby & Associates, Inc.		
	Tate General Contractors, Inc.		

Change Order Summary

3851501 Arkansas Department of Veterans Affairs

Polk Stanley Wilcox Architects, Ltd.

New Veterans Home at Fort Roots

Craig Custom 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>
12/23/2015	4	Unforeseen Condition	\$108,620.67	\$0.00	0
12/23/2015	4	Substitution / Alternative Method	\$0.00	(\$104,859.93)	0

7101506 Department of Human Services

Morris and Associates Architects,
Environmental Consultants

Parking Lot Resurface/ Repairs at ASH

Tri-State Track, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/4 /2015	2	Unforeseen Condition	\$2,800.00	\$0.00	0

7101511 Department of Human Services

Lockeby & Associates, Inc.

Recycling Building at Jonesboro HDC

Tate 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>
12/23/2015	1	Unforeseen Condition	\$63,000.00	\$0.00	0

9001215 Arkansas Department of Parks and Tourism

Taylor-Kempkes Architects

New VIC Logoly State Park

Ideal 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>
12/9 /2015	3	Unforeseen Condition	\$0.00	(\$15,846.00)	0
12/9 /2015	3	Owner Requested	\$0.00	(\$37,286.29)	0

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>
12/15/2015	3	Owner Requested	\$333.72	\$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>
12/22/2015	10	Substitution / Alternative Method	\$0.00	(\$18,032.43)	0
12/22/2015	10	Unforeseen Condition	\$5,082.00	\$0.00	0
12/22/2015	10	Owner Requested	\$4,250.29	\$0.00	0

9001510 Arkansas Department of Parks and Tourism			Stuck Associates Architects		
Two New Employee Residence at Toltec Mounds 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>
12/4 /2015	4	Item Not Shown Or Specified	\$2,235.33	\$0.00	0
9301303 Arkansas Department of Environmental Quality			EnSafe, Inc.		
Corrective Action- Former C&L Landfill - Phase II					
Kolb Grading, LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/3 /2015	2	Unforeseen Condition	\$25,747.75	\$0.00	0
12/3 /2015	3	Time Extension	\$0.00	\$0.00	18
9301503 Arkansas Department of Environmental Quality			FTN Associates, Ltd.		
Hunt Town N Abandoned Mine Site Drum Removal					
Southern Environmental Management & Specialties					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/3 /2015	1	Owner Requested	\$67,767.00	\$0.00	0
12/3 /2015	1	Time Extension	\$0.00	\$0.00	15
9751408 Military Department of Arkansas			Polk Stanley Wilcox Architects, Ltd.		
RMTC Bldg. 5203 Renovation					
K & E Construction, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/10/2015	2	Owner Requested	\$0.00	\$0.00	0
12/10/2015	2	Time Extension	\$0.00	\$0.00	69
9751424 Military Department of Arkansas			Marlar Engineering Company, Inc.		
Northwest Boundary Fence Ph. 7, Camp Robinson					
Nichols Landscape Company, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/15/2015	1	Time Extension	\$0.00	\$0.00	30
12/15/2015	1	Owner Requested	\$25,458.04	\$0.00	0
9751434 Military Department of Arkansas			Tim A. Risley & Associates		
CMTC Building 1376 Renovations					
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>
12/22/2015	3	Unforeseen Condition	\$5,315.86	\$0.00	0
12/22/2015	3	Time Extension	\$0.00	\$0.00	21

9751438 Military Department of Arkansas

Polk Stanley Wilcox Architects, Ltd.

RMTC Bldg. 5202 Renovation

K & E Construction, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/10/2015	2	Time Extension	\$0.00	\$0.00	69
12/10/2015	2	Owner Requested	\$5,900.00	\$0.00	0

9751514 Military Department of Arkansas

Stuck Associates Architects

Sheridan Restroom Renovation

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>
12/17/2015	1	Item Not Shown Or Specified	\$11,592.00	\$0.00	0
12/17/2015	1	Time Extension	\$0.00	\$0.00	14

9751532 Military Department of Arkansas

Pack Engineering

Fisher Readiness Center Electrical Upgrade

Lakewood Electric, LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/17/2015	1	Code / Regulation / Rule	\$6,500.00	\$0.00	0

9751610 Military Department of Arkansas

Tim A. Risley & Associates

CMTC Building 1681 Reroof

Beshears 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>
12/16/2015	1	Time Extension	\$0.00	\$0.00	6
12/16/2015	1	Unforeseen Condition	\$0.00	(\$1,640.00)	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
7101603	Department of Human Services	\$125,000.00
Renovations to Recycle Building @ Conway HDC		\$140,000.00
12/16/2015	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
2:00:00 PM	Dayco Construction, Inc.	
8101601	Arkansas Dept. of Workforce Services	\$109,358.90
Replacement of Boilers at Two Capitol Mall		\$120,034.00
12/29/2015	Pettit & Pettit Consulting Engineers, Inc.	Design / Bid / Build
2:30:00 PM	Comfort Systems USA (Arkansas), Inc.	
9001601	Arkansas Department of Parks and Tourism	\$363,450.00
Exterior Improvements to Visitor Center		\$324,480.00
12/1 /2015	Department of Parks & Tourism, In-House	Design / Bid / Build
2:00:00 PM	Crawford Builders, Inc.	
9001604	Arkansas Department of Parks and Tourism	\$1,000,001.00
Re-Roof & Lightning Protection @ Mt. Magazine SP		\$523,300.00
12/8 /2015	Taylor-Kempkes Architects	Design / Bid / Build
2:00:00 PM	Pick-It Construction Inc.	
9001610	Arkansas Department of Parks and Tourism	\$49,447.00
Wastewater Treatment Plant Modification		\$103,000.00
12/8 /2015	Department of Parks & Tourism, In-House	Design / Bid / Build
2:30:00 PM	Environmental Process Systems, Inc.	
9301602	Arkansas Department of Environmental Quality	\$750,000.00
Ballard Abandoned Mine Land Reclamation Project		\$707,823.00
12/29/2015	Arkansas Dept. of Environmental Quality, In-House	Design / Bid / Build
2:00:00 PM	Axioo Construction, Inc.	

III. Design Review Section

Plan Reviews

DBA 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
2361601 Exterior Repairs at 623 Woodlane 12/2/2015 \$150,000.00 Smith Associates Architects, PA	Arkansas Board of Professional Engineers Little Rock, AR 12/10/2015 3,100 No	Public Bid Approval to Bid Closed \$ 48.00 NA
3901501RLF HVAC Equipment Replacement 12/28/2015 \$450,000.00 Energy Engineering Consultants	Worker's Compensation Commission Little Rock, AR 20,000 No	Public Bid Approval to Proceed Open for Review \$ 22.50 NA
4801408L Ester Unit ACM Abatement 12/23/2015 \$10,000,000.00 Wittenberg, Delony & Davidson, Inc.	Department of Correction Pine Bluff, AR NA Yes	Public Bid Approval to Bid Open for Review NA 9/16/2014
4801602 Kitchen HVAC Renovations 12/17/2015 \$36,000.00 Lockeby & Associates, Inc.	Department of Correction Pine Bluff, AR 12/29/2015 NA No	In House Labor Approval to Proceed Closed NA NA
4801603 New Chapel at Ouachita River Unit 11/19/2015 \$226,540.00 Wittenberg, Delony & Davidson, Inc.	Department of Correction Malvern, AR 12/9/2015 6,500 Yes	In House Labor Plan Review Submittal Waiting for Responses \$ 34.85 Pending
5131602 Nutt Athletic Complex HVAC 12/2/2015 \$133,416.00 Pettit & Pettit Consulting Engineers, Inc.	Arkansas School for the Deaf Little Rock, AR 12/31/2015 NA No	Public Bid Approval to Bid Closed NA NA
5521601 NTI Parking Lot 12/29/2015 \$104,779.58 Earthplan Design Alternatives, PA	Northwest Technical Institute Springdale, AR 54,571	Public Bid Plan Review Submittal Open for Review \$ 3.64
6301601 Ledbetter Window Replacement, Phase 1 12/29/2015 \$200,000.00 Lockeby & Associates, Inc.	Department of Finance and Little Rock, AR NA	Public Bid Plan Review Submittal Open for Review NA

DBA 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
6931602	Pulaski Technical College	Public Bid
Business Industry Welding	North Little Rock, AR	Approval to Bid
12/1/2015	12/10/2015	Closed
\$65,000.00	860	\$ 75.58
Cromwell Architects Engineers	No	NA
7101604	Department of Human Services	Public Bid
Redundant Chilled & Domestic Hot Water	Arkansas State Hospital	Approval to Bid
12/2/2015	12/9/2015	Closed
\$99,000.00	NA	NA
Lockeby & Associates, Inc.	No	NA
7101608	Department of Human Services	Public Bid
Re-roof Various Buildings at Colt JTC	Colt, AR	Plan Review Submittal
12/16/2015		Open for Review
\$35,325.00	NA	NA
Morris & Associates		
9001605	Parks & Tourism	Public Bid
Marina Fueling Station Improvements	Lake Catherine State Park	Other
11/23/2015	12/7/2015	Waiting for Responses
\$146,375.00	NA	NA
Parks and Tourism In-House	Yes	Pending
9001607	Parks & Tourism	Public Bid
Campground Renovation	Davidsonville Historic State Park	Approval to Bid
12/10/2015	12/18/2015	Closed
\$741,106.00	NA	NA
McClelland Engineering	No	NA
9001608	Parks & Tourism	Public Bid
Walk In Campsite	Withrow Springs State Park	Approval to Bid
12/2/2015	12/9/2015	Closed
\$262,151.16	NA	NA
Parks and Tourism In-House	No	NA
9001611	Parks & Tourism	Public Bid
Improvements to the Nature Cabin	Lake Catherine State Park	Approval to Bid
12/10/2015	12/16/2015	Closed
\$138,037.69	NA	NA
Taylor Kempkes Architects, P.A.	No	NA
9001612	Parks & Tourism	Public Bid
New Equipment Shed	Withrow Springs State Park	Approval to Bid
12/10/2015	12/16/2015	Closed
\$142,900.00	1,750	\$ 81.66
Parks and Tourism In-House	No	NA
9001613	Parks & Tourism	Public Bid
New Equipment Shed	Historic Washington State Park	Approval to Bid
12/10/2015	12/15/2015	Closed
\$137,900.00	2,000	\$ 68.95
Parks and Tourism In-House	No	NA

DBA 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
9001614	Parks & Tourism	Public Bid
Craft Village Renovation Phase 2	Ozark Mountain Folk Center	Approval to Bid
12/2/2015	12/15/2015	Closed
\$391,000.00	5,200	\$ 75.19
Parks and Tourism In-House	No	NA
9001615	Parks & Tourism	Public Bid
Delta Heritage Trail-Arkansas City to	Delta Heritage Trail State Park	Approval to Bid
12/29/2015		Open for Review
\$7,179,222.73	NA	NA
ETI Corporation	Yes	Pending
9001616	Parks & Tourism	Public Bid
DeRoche Ridge Day-use Area	DeGray Lake State Park	Approval to Bid
12/11/2015	12/16/2015	Closed
\$655,312.90	NA	NA
McClelland Engineering	No	NA
9001617	Parks & Tourism	Public Bid
Installation of Swimming Pool Liner	Mt. Nebo State Park	Plan Review Submittal
11/10/2015	12/10/2015	Waiting for Responses
\$58,300.00	NA	NA
Parks and Tourism In-House	No	NA
9001618	Parks & Tourism	Public Bid
Swimming Pool and Hot Tub Resurfacing	DeGray Lake State Park	Plan Review Submittal
11/18/2015	12/18/2015	Closed
\$47,300.00	NA	NA
Parks and Tourism In-House	No	NA
9001619	Parks & Tourism	Public Bid
New Employee Residence	Pinnacle Mountain State Park	Plan Review Submittal
12/1/2015	12/18/2015	Waiting for Responses
\$283,870.00	1,773	\$ 160.11
Taylor Kempkes Architects, P.A.	No	NA
9751448	Military Department	Public Bid
CMTC Bldg 1493 Renovations	Fort Chaffee, AR	Approval to Bid
12/2/2015	12/15/2015	Closed
\$394,899.90	NA	NA
Guest Reddick Architects	No	NA

Public School Accessibility Reviews

December 2015

Project #	Project Review Type	Date Received	Date Completed	School District Current
5001602	School of Innovation Approval to Proceed	12/1/2015	12/3/2015	Springdale School District Closed
5001617	Elementary School and Athletic Fields Plan Review Submittal Approval to Proceed	11/10/2015 12/16/2015	12/2/2015 12/31/2015	Two Rivers School District Closed Closed
5001619	Gymnasium & Special Programs Building Approval to Proceed	12/2/2015	12/9/2015	Junction City School District Closed
5001621	MacArthur Jr. HS Classroom Building Plan Review Submittal Approval to Proceed	12/1/2015 12/11/2015	12/9/2015 12/15/2015	Jonesboro School District Closed Closed
5001622	Lower Elementary Building at JF Wahl Approval to Proceed	12/7/2015	12/18/2015	Helena-West Helena School District Closed