



STATE OF ARKANSAS

**Department of Finance  
and Administration**

**DIVISION OF BUILDING AUTHORITY**

501 Woodlane Street, Suite 101N  
Little Rock, Arkansas 72201-1833  
Phone: (501) 682-1833  
Fax: (501) 682-5589  
[www.aba.arkansas.gov](http://www.aba.arkansas.gov)

**MEMORANDUM**

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

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

**RE:** February 2016 Monthly Report

**DATE:** March 7, 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 February. 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 February 2016**

#### **I. Real Estate Services**

##### **NEW LEASES:**

**Lease Number** N9313      **Start Date** 7/1/2015      **End Date** 6/30/2016  
**Lessee Name** Gundersen Lutheran Administrative Services, Inc., Independently and as Agent  
**Property Name** Melba Shewmaker Gundersen National Child Protection Traini  
**Address** 1202 SE Eagle Way Drive  
**City** Bentonville      **County Name** Benton  
**Sq Ft** 216      **RateSF** \$12.50      **Annual Rent** \$2,700  
**Lessor Name** Board of Trustees of the Northwest Arkansa      **Principal** N/A  
**Comments:** One (1) year Sublease for partnership in the Sublessee's National Child Protection Training Center.

---

**Lease Number** P3014      **Start Date** 12/1/2015      **End Date** 11/30/2016  
**Lessee Name** UAMS - Northwest, Community Health and Research Department  
**Property Name**  
**Address** 614 East Emma Avenue  
**City** Springdale      **County Name** Washington  
**Sq Ft** 120      **RateSF** \$7.40      **Annual Rent** \$888  
**Lessor Name** The Jones Trust, Northwest Arkansas Non-      **Principal** Sally Jones  
**Comments:** New one (1) year Lease for small office space.

---

**NEW LEASES:**

<b>Lease Number</b>	S8458	<b>Start Date</b>	1/1/2016	<b>End Date</b>	9/30/2048
<b>Lessee Name</b>	Department of Workforce Services				
<b>Property Name</b>	Magnolia Industrial Park				
<b>Address</b>	104 Harvey Couch Boulevard				
<b>City</b>	Magnolia	<b>County Name</b>	Columbia		
	<b>Sq Ft</b>	5,829	<b>RateSF</b>	\$11.00	<b>Annual Rent</b> \$1
<b>Lessor Name</b>	Southern Arkansas University Tech			<b>Principal</b>	N/A
<b>Comments:</b>	New thirty-two (32) year and nine (9) month lease between SAU-Tech and DWS for shared use of newly constructed building. Partners include Magnolia Economic Development Corp.				

---

**LEASE RENEWALS:**

**Lease Number** N9276      **Start Date** 6/1/2016      **End Date** 5/31/2021  
**Lessee Name** Alltel Communications Wireless, Inc., d/b/a Verizon Wireless  
**Address** Donaghey Avenue  
**City** Conway      **County Name** Faulkner  
**Sq Ft**      **RateSF**      **Annual Rent** \$43,659.60  
**Lessor Name** University of Central Arkansas      **Principal** N/A  
**Comments:** Five (5) year automatic renewal with non-State Lessee with no changes. Rent to increase by ten percent (10%) at each renewal.

---

**Lease Number** N9280      **Start Date** 1/1/2016      **End Date** 12/31/2016  
**Lessee Name** Health Initiatives Research, PLLC  
**Address** 1125 North College Avenue  
**City** Fayetteville      **County Name** Washington  
**Sq Ft** 3,455      **RateSF** \$11.00      **Annual Rent** \$38,004.96  
**Lessor Name** UAMS - Regional Programs - Northwest      **Principal** N/A  
**Comments:** One (1) year renewal of Sublease with no changes.

---

**Lease Number** P2106      **Start Date** 6/1/2016      **End Date** 5/31/2018  
**Lessee Name** Arkansas State Plant Board  
**Address** 100 Tammy Lane  
**City** Beebe      **County Name** White  
**Sq Ft** 100      **RateSF** \$5.40      **Annual Rent** \$540.00  
**Lessor Name** GANA Nayak, LLC., d/b/a Days Inn RV Park      **Principal** Harry Doolabh  
**Comments:** Two (2) year renewal with an approximate \$72.00 annual rental increase.

---

**Lease Number** P2341      **Start Date** 4/1/2016      **End Date** 3/31/2018  
**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:** Two (2) year renewal with no changes.

---

**LEASE RENEWALS:**

**Lease Number** P2440      **Start Date** 3/1/2016      **End Date** 2/28/2018  
**Lessee Name** Arkansas Dietetics Licensing Board  
**Address** 3542 South First Street  
**City** Cabot      **County Name** Lonoke  
**Sq Ft** 50      **RateSF** \$6.48      **Annual Rent** \$324.00  
**Lessor Name** Seneca Enterprises, LLC d/b/a/ Elf Storage      **Principal** Karen Brockway  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P2458      **Start Date** 5/1/2016      **End Date** 4/30/2018  
**Lessee Name** DFA - Revenue Division  
**Address** 550 Ermen Lane  
**City** Osceola      **County Name** Mississippi  
**Sq Ft** 1,500      **RateSF** \$10.00      **Annual Rent** \$15,000.00  
**Lessor Name** Patricia Mahan      **Principal** Patricia Mahan  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P2460      **Start Date** 3/1/2016      **End Date** 2/28/2018  
**Lessee Name** DFA - Office of Field Audit  
**Address** 1501 SE Walton Boulevard  
**City** Bentonville      **County Name** Benton  
**Sq Ft** 4,790      **RateSF** \$12.46      **Annual Rent** \$59,683.44  
**Lessor Name** J. Fleeman, LLC      **Principal** Jeanie Fleeman  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P2518      **Start Date** 7/1/2016      **End Date** 6/30/2018  
**Lessee Name** Arkansas State Plant Board  
**Address** 609 Southside Street  
**City** Lake Village      **County Name** Pulaski  
**Sq Ft**      **RateSF**      **Annual Rent** \$300.00  
**Lessor Name** Bruce Smith      **Principal** Bruce Smith  
**Comments:** Two (2) year renewal with no changes.

---

**LEASE RENEWALS:**

**Lease Number** P2564      **Start Date** 7/1/2016      **End Date** 6/30/2018  
**Lessee Name** Arkansas State Plant Board  
**Address** 1605 Green Mountain Drive  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 300      **RateSF** \$3.05      **Annual Rent** \$915.96  
**Lessor Name** John Conner d/b/a Westside Mini Storage      **Principal** John Conner  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P2608      **Start Date** 4/1/2016      **End Date** 3/31/2018  
**Lessee Name** DHS - Aging and Adult Services  
**Address** 1322 Bradley Drive  
**City** Mountain Home      **County Name** Baxter  
**Sq Ft** 1,000      **RateSF** \$7.80      **Annual Rent** \$7,800.00  
**Lessor Name** Carley Properties, LLC      **Principal** T. C. Carter  
**Comments:** Two (2) year renewal with no changes. Lessor to perform minor improvements.

---

**Lease Number** P2610      **Start Date** 2/1/2016      **End Date** 1/31/2017  
**Lessee Name** University of Arkansas at Pine Bluff  
**Address** 1333 North Main Street  
**City** North Little Rock      **County Name** Pulaski  
**Sq Ft** 5,856      **RateSF** \$6.95      **Annual Rent** \$40,699.20  
**Lessor Name** Nutt Enterprises, Inc.      **Principal** David Nutt, President  
**Comments:** One (1) year renewal with a two percent (2%) rental increase. Lessee retains purchase option at an amount not to exceed \$322,000.00.

---

**Lease Number** P2617      **Start Date** 5/1/2016      **End Date** 4/30/2017  
**Lessee Name** Department of Community Correction  
**Address** 615 South Main Street - Ground Floor  
**City** Jonesboro      **County Name** Craighead  
**Sq Ft** 1,700      **RateSF** \$13.20      **Annual Rent** \$22,440.00  
**Lessor Name** Sam Dattel      **Principal** Sam Dattel  
**Comments:** One (1) year renewal with no changes.

---

**LEASE RENEWALS:**

**Lease Number** P2631      **Start Date** 4/1/2016      **End Date** 3/31/2018  
**Lessee Name** Arkansas State University - Jonesboro  
**Address**  
**City** Jonesboro      **County Name** Craighead  
**Sq Ft**      **RateSF**      **Annual Rent** \$1.00  
**Lessor Name** David Gibson      **Principal** Danny Gibson  
**Comments:** Two (2) year renewal for public advantage Lease of pasture land.

---

**Lease Number** P2649      **Start Date** 1/1/2016      **End Date** 12/31/2016  
**Lessee Name** Arkansas State Military Department  
**Address** 2050 Hardin Drive  
**City** Jacksonville      **County Name** Pulaski  
**Sq Ft** 1,500      **RateSF** \$16.50      **Annual Rent** \$24,750.00  
**Lessor Name** TTRL, LLC      **Principal** Tommy Lasiter  
**Comments:** One (1) year renewal with no changes.

---

**Lease Number** P2670      **Start Date** 1/1/2016      **End Date** 12/31/2016  
**Lessee Name** UAMS - Regional Programs - UAMS North Central  
**Address** 1215 Sidney Street, Suite 201  
**City** Batesville      **County Name** Independence  
**Sq Ft** 3,175      **RateSF** \$14.58      **Annual Rent** \$46,291.56  
**Lessor Name** White River Health System, Inc.      **Principal** Gary Bebow  
**Comments:** One (1) year renewal with no changes.

---

**Lease Number** P2736      **Start Date** 2/1/2016      **End Date** 1/31/2022  
**Lessee Name** DFA - Division of Building Authority  
**Address** Capitol Avenue and Izard Street  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft**      **RateSF** \$30.00      **Annual Rent** \$12,600.00  
**Lessor Name** Best Park, LLC      **Principal** Jeff Duncan  
**Comments:** Six (6) year renewal of surface parking (35 spaces) in lot adjacent to state leased building at 900 West Capitol Avenue.

---

**LEASE RENEWALS:**

**Lease Number** P2737      **Start Date** 3/1/2016      **End Date** 2/28/2022  
**Lessee Name** DFA - Division of Building Authority  
**Address** Capitol Avenue and Iazard Street  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft**      **RateSF** \$30.00      **Annual Rent** \$45,720.00  
**Lessor Name** Best Park, LLC      **Principal** Jeff Duncan  
**Comments:** Six (6) year renewal of surface parking (127 spaces) in lot adjacent to state leased building at 900 West Capitol Avenue.

---

**Lease Number** P2841      **Start Date** 4/1/2016      **End Date** 3/31/2018  
**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:** Two (2) year renewal with no changes.

---

**Lease Number** P2887      **Start Date** 7/1/2016      **End Date** 6/30/2018  
**Lessee Name** University of Arkansas at Fayetteville - Division of Agriculture - Cooperative E  
**Address** 18 Freeway Drive  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 200      **RateSF** \$6.88      **Annual Rent** \$1,375.00  
**Lessor Name** U-Storit, Inc.      **Principal** Bill Humble  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P2895      **Start Date** 3/1/2016      **End Date** 2/28/2017  
**Lessee Name** UAMS - College of Medicine - Department of Otolaryngology  
**Address** 1408 West 43rd Avenue  
**City** Pine Bluff      **County Name** Jefferson  
**Sq Ft** 250      **RateSF** \$48.00      **Annual Rent** \$12,000.00  
**Lessor Name** South Arkansas Ear, Nose & Throat Clinic,      **Principal** Stephen D. Shorts, M.  
**Comments:** One (1) year renewal of clinic space with no changes. Lessee is granted amenities through a shared services agreement.

---



**LEASE RENEWALS:**

**Lease Number** P2937      **Start Date** 7/1/2016      **End Date** 6/30/2017  
**Lessee Name** North Arkansas College  
**Address** 683 North Parrott Drive  
**City** Huntsville      **County Name** Madison  
**Sq Ft** 840      **RateSF** \$5.71      **Annual Rent** \$4,800.00  
**Lessor Name** Wilma Ledbetter      **Principal** Wilma Ledbetter  
**Comments:** One (1) year renewal with no changes. Lessor to perform minor improvements.

---

**Lease Number** P2941      **Start Date** 11/1/2015      **End Date** 12/31/2016  
**Lessee Name** UAMS - Regional Programs - North Central  
**Address** 1215 Sidney Street, Suite 202  
**City** Batesville      **County Name** Independence  
**Sq Ft** 2,929      **RateSF** \$14.58      **Annual Rent** \$42,704.82  
**Lessor Name** White River Health System, Inc.      **Principal** Gary Bebow  
**Comments:** One (1) year renewal with a reduction in square footage and change in suite number.

---

**Lease Number** P2983      **Start Date** 7/1/2016      **End Date** 6/30/2017  
**Lessee Name** Arkansas Teacher Retirement System  
**Address** 2010 South University Avenue  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 2,050      **RateSF** \$6.76      **Annual Rent** \$13,860.00  
**Lessor Name** Northgate Mini-Storage, LLC d/b/a Too Muc      **Principal** Mike Long  
**Comments:** One (1) year storage renewal with an approximate \$176.00 monthly rental increase, bringing rental rate closer to market rent.

---

**Lease Number** P6210      **Start Date** 7/1/2016      **End Date** 6/30/2018  
**Lessee Name** DFA - Revenue Division  
**Address** 1 Pickeren Street  
**City** Salem      **County Name** Fulton  
**Sq Ft** 182      **RateSF** \$24.73      **Annual Rent** \$4,500.00  
**Lessor Name** Fulton County      **Principal** N/A  
**Comments:** Two (2) year renewal with no changes.

---

**LEASE RENEWALS:**

**Lease Number** P9040      **Start Date** 3/1/2016      **End Date** 2/28/2018  
**Lessee Name** DFA - Revenue Division  
**Address** North Washington Street  
**City** Forrest City      **County Name** St. Francis  
**Sq Ft** 2,700      **RateSF** \$11.90      **Annual Rent** \$32,124.00  
**Lessor Name** Fleurland Farms, Consisting of JPH Investm **Principal** Philip Hicky  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P9052      **Start Date** 4/1/2016      **End Date** 3/31/2018  
**Lessee Name** DFA - Revenue Division  
**Address** 207 North St. Joseph  
**City** Morrilton      **County Name** Conway  
**Sq Ft** 1,380      **RateSF** \$7.50      **Annual Rent** \$10,350.00  
**Lessor Name** Campbell & Company of Morrilton, Inc.      **Principal** Fred Briggler, Jr.  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P9351      **Start Date** 7/1/2016      **End Date** 6/30/2018  
**Lessee Name** DFA - Revenue Division  
**Address** 218 Main Street  
**City** Hampton      **County Name** Calhoun  
**Sq Ft** 2,025      **RateSF** \$4.15      **Annual Rent** \$8,400.00  
**Lessor Name** Charlotte Ritchie      **Principal** Charlotte Ritchie  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P9407      **Start Date** 4/1/2016      **End Date** 3/31/2017  
**Lessee Name** Department of Career Education - Division of Rehabilitation Services  
**Address** 2807 Broad Street  
**City** Texarkana      **County Name** Miller  
**Sq Ft** 6,510      **RateSF** \$7.21      **Annual Rent** \$46,937.04  
**Lessor Name** Robertson Holdings, LLC      **Principal** William David Roberts  
**Comments:** One (1) year renewal with no changes.

---

**LEASE RENEWALS:**

**Lease Number** P9452      **Start Date** 3/1/2016      **End Date** 2/28/2018  
**Lessee Name** DHS - County Operations  
**Address** 800 West Commercial Street  
**City** Ozark      **County Name** Franklin  
**Sq Ft** 8,000      **RateSF** \$7.66      **Annual Rent** \$61,280.04  
**Lessor Name** C. V. Combs      **Principal** C.V. Combs  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P9484      **Start Date** 7/1/2016      **End Date** 6/30/2018  
**Lessee Name** DFA - Revenue Division  
**Address** 25 South 10th Street  
**City** Paris      **County Name** Logan  
**Sq Ft** 1,320      **RateSF** \$6.63      **Annual Rent** \$8,751.60  
**Lessor Name** H E F, Inc.      **Principal** Bill Elsken  
**Comments:** Two (2) year renewal with no changes. Lessor to perform minor improvements.

---

**Lease Number** P9509      **Start Date** 3/1/2016      **End Date** 2/28/2018  
**Lessee Name** DHS - County Operations  
**Address** 900 Rogers Street  
**City** Clarksville      **County Name** Johnson  
**Sq Ft** 8,497      **RateSF** \$8.83      **Annual Rent** \$75,028.56  
**Lessor Name** DHS Rentals, LLC      **Principal** Dennis Standridge  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P9583      **Start Date** 7/1/2015      **End Date** 6/30/2016  
**Lessee Name** UAMS - Regional Programs - UAMS Northwest  
**Address** 2034 Parkshore Drive  
**City** Fayetteville      **County Name** Washington  
**Sq Ft** 3,660      **RateSF** \$6.82      **Annual Rent** \$24,960.00  
**Lessor Name** The Park Apartments of Fayetteville, LP      **Principal** D. Scott Rogerson  
**Comments:** One (1) year renewal with a two percent (2%) rental increase.

---

**LEASE RENEWALS:**

**Lease Number** P9599      **Start Date** 1/1/2016      **End Date** 12/31/2017  
**Lessee Name** DHS - County Operations  
**Address** 606 Pine Street  
**City** Mena      **County Name** Polk  
**Sq Ft** 8,665      **RateSF** \$2.68      **Annual Rent** \$23,220.96  
**Lessor Name** Polk County, Arkansas      **Principal** N/A  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** P9736      **Start Date** 3/1/2016      **End Date** 2/28/2018  
**Lessee Name** DFA - Revenue Division  
**Address** 705 North Parrott Drive  
**City** Huntsville      **County Name** Madison  
**Sq Ft** 1,512      **RateSF** \$8.33      **Annual Rent** \$12,600.00  
**Lessor Name** Wilma Ledbetter      **Principal** Wilma Ledbetter  
**Comments:** Two (2) year renewal with no changes.

---

**Lease Number** S8344      **Start Date** 7/1/2016      **End Date** 6/30/2018  
**Lessee Name** DFA - Revenue Division  
**Address** #1 State Police Plaza Drive  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 4,205      **RateSF** \$13.24      **Annual Rent** \$55,672.56  
**Lessor Name** Arkansas State Police      **Principal** N/A  
**Comments:** Two (2) year renewal with no changes.

---

**LEASE CHANGES:**

**Lease Number** P2810      **Start Date** 2/9/2016      **End Date** 1/31/2022  
**Lessee Name** DFA - Division of Building Authority  
**Address** 421 Main Street  
**City** Little Rock      **County Name** Pulaski  
**Sq Ft** 44230      **RateSF** \$17.08  
**Lessor Name** Little Rock Technology Park Authority      **Principal** N/A  
**Comments:** Amended Lease to reflect change in ownership with purchase by the Little Rock Tech Park Authority.

---

**Lease Number** P2836      **Start Date** 10/1/2014      **End Date** 6/30/2018  
**Lessee Name** Arkansas Department of Environmental Quality  
**Address** 2510 North Hervey Street  
**City** Hope      **County Name** Hempstead  
**Sq Ft** 1456      **RateSF** \$13.10  
**Lessor Name** IDOC Properties, LLC      **Principal** Elvin Fenton  
**Comments:** Amended Lease to reflect new Lessor and Lessor address.

---

**LEASE CANCELLATIONS:**

**Lease Number** P2536

**Lessee Name** Arkansas Department of Workforce Services

**Address** 203 North Frederick

**City** Magnolia **County Name** Columbia

**Lessor Name** University Plaza Shopping Center Partnership

**Comments:** Lease to expire upon expiration date of January 31, 2016.  
Lease had been month-to-month since April 1, 2014.

---

**Lease Number** S8357

**Lessee Name** Arkansas Highway and Transportation Department

**Address** 603 Highway 65 North

**City** Dumas **County Name** Desha

**Lessor Name** Arkansas State Police

**Comments:** Lessor and Lessee agreed that State to State Lease would terminate upon move out of Lessee on December 4, 2015. Division of Building Authority was notified of termination on February 8, 2016.

---

## **II. Construction Section**

### **Contracts:**

Current Projects under Contract:	100	
Value of Current Projects:	\$	115,393,240.44
New Contracts:	7	
(See attached New Contract report)		
Value of New Contracts:	\$	2,446,666.49
Change Orders approved:	18	
(See attached Change Order report)		
Change Order Increase:	\$	273,800.51
Change Order Decrease:	-\$	152,735.62
Projects Completed:	13	
Value of Completed Projects:	\$	3,612,603.53

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

Projects in the Bid Process	36
Bid Openings:	11
(See attached Bid Opening Report)	
Emergency Bid:	1
Rebid Projects:	3
Projects Within Budget:	11
Project Over Budget	0

### **Project Observations:**

Field Inspections Conducted:	73
Final Inspections Conducted	13

---

### 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>
<b>Arkansas Board of Licensure for Pro Eng. And Surveyors</b>		
2361601	Exterior Repairs at Board of Licensure for Pro. En	\$112,786.00
2 /29/2016	Smith Associates Architects, P.A.	
	Baldwin & Shell Construction Company	
<b>Arkansas Department of Parks and Tourism</b>		
9001602	Employee Residences @ Crowley's Ridge State Park	\$680,236.00
2 /1 /2016	Stuck Associates Architects	
	Construction Network, Inc.	
9001604	Re-Roof & Lightning Protection @ Mt. Magazine SP	\$523,300.00
2 /1 /2016	Taylor-Kempkes Architects	
	Pick-It Construction Inc.	
9001607	Campground Renovation at Davidsonville Historic SP	\$612,279.99
2 /23/2016	McClelland Consulting Engineers, Inc.	
	Noacon, Inc.	
9001608	Walk-In Campsites at Withrow Springs State Park	\$304,776.50
2 /4 /2016	Department of Parks & Tourism, In-House	
	Cove Creek Construction, Inc	
9001612	New Equipment Shed @ Withrow Springs State Park	\$165,000.00
2 /17/2016	Department of Parks & Tourism, In-House	
	L.E. Davis Construction, Inc.	
<b>Department of Human Services</b>		
7101604	Redundant Chilled & Domestic Hot Water Pumps @ A	\$48,288.00
2 /8 /2016	Lockeby & Associates, Inc.	
	Comfort Systems USA (Arkansas), Inc.	

---



## Change Order Summary

### 3501304B Arkansas Building Authority

TME, Inc.

NRC Bldg. Energy Efficiency Project Ph. 2,AHU-1 Sy

General Mechanical 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>
2 /25/2016	1	Owner Requested	\$7,922.00	\$0.00	0
2 /25/2016	2	Unforeseen Condition	\$3,030.00	\$0.00	0

### 5161501 Arkansas Educational Television Network

Pettit & Pettit Consulting Engineers, Inc.

AETN Access Control Project

Advanced Cabling Systems, LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /29/2016	1	Owner Requested	\$2,413.00	\$0.00	0

### 6931601 Pulaski Technical College

Cromwell Architects Engineers

Welding Shop Ventilation at Pulaski Tech. College

General Mechanical 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>
2 /24/2016	1	Owner Requested	\$5,069.00	\$0.00	0
2 /24/2016	1	Time Extension	\$0.00	\$0.00	38

### 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>
2 /12/2016	3	Owner Requested	\$7,550.00	\$0.00	0
2 /12/2016	3	Unforeseen Condition	\$0.00	(\$8,694.00)	0
2 /12/2016	3	Time Extension	\$0.00	\$0.00	17

### 7101515 Department of Human Services

Lockeby & Associates, Inc.

Sewer Line Repairs at Booneville HDC

Crow Paving, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /9 /2016	2	Unforeseen Condition	\$5,500.46	\$0.00	0

### 8851501 Department of Arkansas Heritage - Historic AR Museum Allison Architects

Roof at Log House & Fence Replace, Historic AR

V.R. Smith & Sons, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /18/2016	3	Time Extension	\$0.00	\$0.00	262

2 /18/2016	3	Owner Requested	\$58,964.00	\$0.00	0
<b>9001211 Arkansas Department of Parks and Tourism</b>			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>
2 /2 /2016	11	Owner Requested	\$0.00	(\$13,700.00)	0
<b>9001511 Arkansas Department of Parks and Tourism</b>			McClelland Consulting Engineers, Inc.		
Campground D Renovation at Lake Ouachita					
Goslee Construction Corp.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /29/2016	1	Item Not Shown Or Specified	\$5,023.15	\$0.00	0
2 /29/2016	1	Time Extension	\$0.00	\$0.00	55
<b>9001515 Arkansas Department of Parks and Tourism</b>			Taylor-Kempkes Architects		
Exterior Improvements to Lodge Ph.1 @ Mt. Magazine					
E.W.I., Inc					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /9 /2016	2	Time Extension	\$0.00	\$0.00	46
2 /9 /2016	2	Unforeseen Condition	\$47,479.00	\$0.00	0
<b>9301303 Arkansas Department of Environmental Quality</b>			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>
2 /18/2016	6	Time Extension	\$0.00	\$0.00	23
<b>9301503 Arkansas Department of Environmental Quality</b>			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>
2 /18/2016	2	Owner Requested	\$0.00	(\$130,341.62)	0
<b>9751413 Military Department of Arkansas</b>			Marlar Engineering Company, Inc.		
West Boundary Fence Phase 5, 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>
2 /15/2016	1	Time Extension	\$0.00	\$0.00	175

<b>9751423 Military Department of Arkansas</b>			<b>Marlar Engineering Company, Inc.</b>		
Southwest Boundary Fence Ph. 6, Camp Robinson					
Arkansas Fence & Guard Rail d/b/a GGRT, LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /25/2016	1	Time Extension	\$0.00	\$0.00	175
<b>9751508 Military Department of Arkansas</b>			<b>Lewis Architects Engineers, Inc.</b>		
DCSEN Statewide EMCS Upgrade					
Alliance Technologies, Inc. & Divisions					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
2 /1 /2016	2	Owner Requested	\$75,845.93	\$0.00	0
2 /1 /2016	2	Time Extension	\$0.00	\$0.00	60
<b>9751527 Military Department of Arkansas</b>			<b>Hawkins-Weir</b>		
CMTC 1st Ave. Concrete Crossing					
Crawford 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>
2 /8 /2016	1	Unforeseen Condition	\$23,367.00	\$0.00	0
2 /8 /2016	1	Time Extension	\$0.00	\$0.00	30
<b>9751603 Military Department of Arkansas</b>			<b>Lewis Architects Engineers, Inc.</b>		
PEC Lexington Hall Remodel Bldg 3401@Camp Robinson					
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>
2 /26/2016	2	Owner Requested	\$19,331.00	\$0.00	0
2 /26/2016	2	Time Extension	\$0.00	\$0.00	7
<b>9751606 Military Department of Arkansas</b>			<b>Architecture Plus, Inc.</b>		
CMTC Building 2553 & 2535 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>
2 /25/2016	2	Time Extension	\$0.00	\$0.00	56
2 /25/2016	2	Owner Requested	\$12,305.97	\$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
<b>3901501RLF</b>	<b>Arkansas Workers' Compensation Commission</b>	<b>\$487,000.00</b>
HVAC Equipment Replacement		<b>\$0.00</b>
2 /17/2016	Energy Engineering Consultants	Design / Bid / Build
2:00:00 PM	No Responsive Bid	
<b>5101601</b>	<b>School for the Blind</b>	<b>\$144,350.00</b>
Administration Building Chiller Replacement		<b>\$113,798.00</b>
2 /2 /2016	Pettit & Pettit Consulting Engineers, Inc.	Emergency
3:00:00 PM	Comfort Systems USA (Arkansas), Inc.	
<b>6301601</b>	<b>Dept. of Finance &amp; Administration - Revenue Service Div.</b>	<b>\$200,000.00</b>
Ledbetter Window Replacement Phase I		<b>\$164,167.00</b>
2 /17/2016	Lockeby & Associates, Inc.	Design / Bid / Build
2:30:00 PM	Staley Glass Company, Inc.	
<b>7101602</b>	<b>Department of Human Services</b>	<b>\$160,000.00</b>
ASH Egress Sidewalks		<b>\$114,700.00</b>
2 /17/2016	Lockeby & Associates, Inc.	Design / Bid / Build
3:00:00 PM	Shields & Associates, Inc.	
<b>7101608</b>	<b>Department of Human Services</b>	<b>\$35,235.00</b>
Re-Roof Various Buildings @ Colt JTC		<b>\$29,950.00</b>
2 /18/2016	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
2:00:00 PM	Crawford Builders, Inc.	
<b>8101601</b>	<b>Arkansas Dept. of Workforce Services</b>	<b>\$109,358.90</b>
Replacement of Boilers at Two Capitol Mall		<b>\$106,170.80</b>
2 /18/2016	Pettit & Pettit Consulting Engineers, Inc.	Design / Bid / Build
3:00:00 PM	Powers of Arkansas, Inc.	
<b>9001605</b>	<b>Arkansas Department of Parks and Tourism</b>	<b>\$178,578.00</b>
Marina Fueling Station Improve @ Lake Catherine SP		<b>\$173,713.00</b>
2 /23/2016	Pollution Management, Inc.	Design / Bid / Build
2:30:00 PM	The Southern Company of North Little Rock, Inc.	
<b>9001611</b>	<b>Arkansas Department of Parks and Tourism</b>	<b>\$151,841.00</b>
Improvements to the Nature Cabin @ Lake Catherine		<b>\$167,496.00</b>
2 /2 /2016	Taylor-Kempkes Architects	Design / Bid / Build
2:00:00 PM	3-W Construction, Inc.	
<b>9001616</b>	<b>Arkansas Department of Parks and Tourism</b>	<b>\$655,313.00</b>
DeRoche Ridge Day-Use Area Renovation @ DeGray		<b>\$508,397.00</b>
2 /3 /2016	McClelland Consulting Engineers, Inc.	Design / Bid / Build
2:00:00 PM	Seale's Construction Co., 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>9001618</b>	<b>Arkansas Department of Parks and Tourism</b>	<b>\$49,000.00</b>
Swimming Pool & Hot Tub Resurfacing @ DeGray Lake		\$22,250.00
2 /3 /2016	Department of Parks & Tourism, In-House	Design / Bid / Build
2:30:00 PM	Mid-America Pool Renovations, Inc.	
<b>9751608</b>	<b>Military Department of Arkansas</b>	<b>\$76,822.00</b>
PEC Building 1403 Trenton Hall Renovation		\$68,900.00
2 /2 /2016	Stocks-Mann Architects, PLC	Design / Bid / Build
2:30:00 PM	Brister Construction, Inc.	

### III. Design Review Section

#### Plan Reviews

DBA 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
3501501 Justice Building Alterations 2014 10/27/2015 \$193,455.00 Cromwell Architects Engineers	DFA/Division of Building Authority Little Rock, AR 2/25/2016 1,880 No	Public Bid Plan Review Submittal Waiting for Responses \$ 102.90 NA
3901501RLF HVAC Equipment Replacement 2/23/2016 \$450,000.00 Energy Engineering Consultants	Worker's Compensation Commission Little Rock, AR 2/23/2016 20,000 No	Public Bid Re-bid Closed \$ 22.50 NA
4151601 Baucum Pine Packing 2/24/2016 \$180,000.00 Lockeby & Associates, Inc.	Forestry Commission North Little Rock, AR  3,600 No	Public Bid Approval to Bid Open for Review \$ 50.00 NA
4801604 Main Barracks 1 Wood Utility Chase 2/29/2016 \$48,000.00 In-House DOC	Department of Correction Tucker, AR  2,490	In House Labor Plan Review Submittal Open for Review \$ 18.07
5521602 NTI Parking Lot Redesign 2/29/2016 \$145,391.17 Earthplan Design Alternatives, PA	Northwest Technical Institute Springdale, AR  54,571 No	Public Bid Approval to Bid Open for Review \$ 2.66 NA
6151605 Rnovations to 3rd Floor Center and 2/19/2016 \$920,000.00 ABA In-House	DFA/Division of Building Authority Little Rock, AR 2/19/2016 12,000 No	Public Bid Approval to Bid Closed \$ 76.767 NA
6931603 Building D HVAC Lab 2/23/2016 \$47,790.00 Cromwell Architects Engineers	Pulaski Technical College North Little Rock, AR  NA	Public Bid Plan Review Submittal Open for Review NA
7101516 Sanitary Sewer Collection Center Rehab 2/4/2016 \$208,460.00 Morris & Associates	Department of Human Services Mansfield, AR 2/10/2016 NA No	Public Bid Re-bid Closed NA NA

<b>DBA 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>
7101609 ASH Morrison Canteen Renovation 2/10/2016 \$107,000.00 Lockeby & Associates, Inc.	Department of Human Services Little Rock, AR  1,756  No	Public Bid Plan Review Submittal Open for Review \$ 61.00
7101611 Re-Roof Bldg 42 and Kitchen-Storage 2/18/2016 \$133,215.00 Morris & Associates	Department of Human Services Conway HDC  13,750  No	Public Bid Plan Review Submittal Open for Review \$ 9.69 NA
8751601 2015 Improvements to Museum and 2/18/2016 \$200,000.00 Jameson Architects, PA	Department of Heritage-Old State House Little Rock, AR  10,000  No	Public Bid Plan Review Submittal Open for Review \$ 20.00 NA
9001613 New Equipment Shed 2/4/2016 \$137,900.00 Parks and Tourism In-House	Parks & Tourism Historic Washington State Park 2/9/2016 2,000  No	Public Bid Re-bid Closed \$ 68.95 NA
9001620 Waterline and Water Hydrant 2/25/2016 \$51,693.40 Parks and Tourism In-House	Parks & Tourism Crowley's Ridge State Park  NA  No	Public Bid Approval to Bid Open for Review NA NA
9001621 Phase III, Arkansas City Trailhead 2/25/2016 \$622,613.25 ETI Corporation	Parks & Tourism Delta Heritage Trail State Park  NA	Public Bid Plan Review Submittal Open for Review NA
9301603 Scott Branch Bioreactor Project 1/20/2016 \$126,182.00 ADEQ In-house	Department of Environmental Quality Bates, AR 2/4/2016 NA  No	Public Bid Approval to Bid Upgraded Closed NA NA
9751613 CMTC Bridge 21 Repair 1/5/2016 \$244,000.00 Hawkins Weir	Military Department Fort Chaffee, AR 2/4/2016 NA  Yes	Public Bid Plan Review Submittal Waiting for Responses NA Pending

## Public School Accessibility Reviews

February 2016

Project #	Project Review Type	Date Received	Date Completed	School District Current
5001625	Preschool PE Building Plan Review Submittal	1/26/2016	2/23/2016	Two Rivers School District Waiting for Responses
5001626	Melbourne Elementary Storage Building Approval to Proceed	1/28/2016	2/4/2016	Melbourne School District Closed
5001627	Concession Building Approval to Bid	2/1/2016	2/9/2016	Hackett School District Closed
5001628	Bus Shop Plan Review Submittal	2/4/2016	2/29/2016	Pangburn School District Waiting for Responses
5001629	Bus Garage Plan Review Submittal	2/2/2016	2/17/2016	Greers Ferry School District Waiting for Responses
5001630	K-4 & 5-5 Elementary School Plan Review Submittal	2/4/2016		Bentonville School District Open for Review
5001631	Agri Storage Building Approval to Proceed	2/9/2016	2/10/2016	Hillcrest School District Closed
5001632	High School New Agri Building Plan Review Submittal	2/11/2016	2/25/2016	Prescott School District Waiting for Responses
5001633	New Bragg Elementary School Approval to Proceed	2/17/2016	2/24/2016	West Memphis School District Closed
5001634	Family and Consumer Science Building Plan Review Submittal	2/19/2016	2/25/2016	Nemo Vista School District Waiting for Responses
5001636	New School Administration Building Plan Review Submittal	2/26/2016		Pottsville School District Open for Review