



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: March 2018 Monthly Report

DATE: April 9, 2018

Cc: Governor Asa Hutchinson
Larry Walther, DFA Director

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 March 2018. 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
Report of State Conveyances***

***Real Property and Natural Resources owned by the State conveyed for the period
January 1, 2018 through March 31, 2018***

Lease Number: N9223
Lessor Name: DHS - Division of Developmental Disabilities Services Board
Lessee Name: USDA - Agricultural Research Service
Start Date: 11/1/2017 ***Sq Ft:***
End Date: 10/31/2032 ***RateSF:*** \$0.00
Original Date of Conveyance: 8/18/1980 ***Annual Rent*** \$1.00
Property Name: Booneville Human Development Center
Address: 2,214 acres of land
City: Booneville
County Name: Logan
Other: Change Amendment to extend Public Advantage Lease another twelve (12) years for the USDA to conduct research.

Lease Number: N9210
Lessor Name: DHS - Division of Developmental Disabilities Services-BHDC
Lessee Name: Magazine Telephone Company
Start Date: 2/1/2018 ***Sq Ft:*** 1200
End Date: 1/31/2020 ***RateSF:***
Original Date of Conveyance: 12/15/2004 ***Annual Rent*** \$1,920.00
Property Name: Booneville Human Development Center (Tower)
Address: (Water Tower) 87 Reed Road Highway 116 South
City: Booneville
County Name: Logan
Other: Two (2) year lease renewal with no other changes.

Lease Number: N9206
Lessor Name: Arkansas Department of Correction
Lessee Name: SemahTronix, LLC
Start Date: 7/1/2017 **Sq Ft:** 21600
End Date: 6/30/2019 **RateSF:**
Original Date of Conveyance: 7/1/2005 **Annual Rent** \$1.00
Property Name: Freestanding Metal Building
Address: ADC McPherson Correctional Facility
City: Newport
County Name: Jackson
Other: Two (2) year lease renewal with Lessee name change.

Lease Number: N9272
Lessor Name: UAMS - Regional Programs - UAMS Southwest
Lessee Name: ARCARE
Start Date: 7/1/2018 **Sq Ft:** 750
End Date: 6/30/2019 **RateSF:** \$18.00
Original Date of Conveyance: 4/1/2011 **Annual Rent** \$13,500.00
Property Name: Southern Clinic Building
Address: 300 East 6th Street
City: Texarkana
County Name: Miller
Other: One (1) year sublease renewal with no other changes.

Lease Number: N9285
Lessor Name: Arkansas Northeastern College
Lessee Name: Butler Planting Company
Start Date: 1/1/2018 **Sq Ft:** 0
End Date: 12/31/2019 **RateSF:** \$0.00
Original Date of Conveyance: 1/1/2012 **Annual Rent** \$1,000.00
Property Name: Ten (10) Acres of Farm Land
Address:
City: Osceola
County Name: Mississippi
Other: Two (2) year lease renewal with no other changes.

Lease Number: N9288
Lessor Name: Arkansas Department of Workforce Services
Lessee Name: White River Planning and Development District, Inc.
Start Date: 10/16/2015 **Sq Ft:** 273
End Date: 9/30/2018 **RateSF:** \$8.26
Original Date of Conveyance: 7/1/2011 **Annual Rent** \$2,256.00
Property Name:
Address: Highway 167 & 69A Bypass
City: Batesville
County Name: Independence
Other: Fifteen (15) month Sublease Renewal and Amendment to reflect new Sublessee and address.

Lease Number: N9329
Lessor Name: Arkansas State Military Department
Lessee Name: Vincennes University
Start Date: 1/1/2018 **Sq Ft:** 175
End Date: 12/31/2020 **RateSF:** \$1.31
Original Date of Conveyance: 1/1/2015 **Annual Rent** \$230.00
Property Name: Camp Robinson
Address: Building 6401, Area 1
City: North Little Rock
County Name: Pulaski
Other: Two (2) year lease renewal with slight adjustment in annual rent amount.

Lease Number: N9338
Lessor Name: UAMS - Regional Programs - UAMS Southwest
Lessee Name: Special Health Resources for Texas, Inc.
Start Date: 10/1/2017 **Sq Ft:** 11300
End Date: 12/31/2018 **RateSF:** \$21.67
Original Date of Conveyance: 1/1/2016 **Annual Rent** \$244,871.04
Property Name:
Address: 300 East 6th Street
City: Texarkana
County Name: Miller
Other: Change Amendment to revise Lease Start date from 7-1-17 to 10-1-17 to ensure accurate billing to tenant.

DFA - DIVISION OF BUILDING AUTHORITY

Monthly Report

March, 2018

I. Real Estate Services

NEW LEASES:

Lease Number P3085 **Start Date** 3/1/2018 **End Date** 2/28/2023

Lessee Name Arkansas Department of Community Correction

Property Name

Address 211 West Holly Street

City Sheridan **County Name** Grant

Sq Ft 1,517 **RateSF** \$5.93 **Annual Rent** \$9,000

Lessor Name Dynamic Management Solutions, LLC **Principal** Chad Matone

Comments: New (five) year lease for Arkansas Community Correction in Sheridan due to former County space being too small to conduct operations.

Lease Number S8505 **Start Date** 4/1/2018 **End Date** 6/30/2020

Lessee Name Arkansas State University System

Property Name 501 Building

Address 501 Woodlane Street

City Little Rock **County Name** Pulaski

Sq Ft 1,437 **RateSF** \$13.54 **Annual Rent** \$19,457

Lessor Name Division of Building Authority **Principal** N/A

Comments: New twenty-seven (27) month lease for Arkansas State University (Childhood Services) in 501 Building. Lessee taking space as-is.

LEASE RENEWALS:

Lease Number N9288 *Start Date* 10/16/2015 *End Date* 9/30/2018
Lessee Name White River Planning and Development District, Inc.
Address Highway 167 & 69A Bypass
City Batesville *County Name* Independence
Sq Ft 273 *RateSF* \$8.26 *Annual Rent* \$2,256.00
Lessor Name Arkansas Department of Workforce Service *Principal* N/A
Comments: Fifteen (15) month Sublease Renewal and Amendment to reflect new Sublessee and address.

Lease Number N9329 *Start Date* 1/1/2018 *End Date* 12/31/2020
Lessee Name Vincennes University
Address Building 6401, Area 1
City North Little Rock *County Name* Pulaski
Sq Ft 175 *RateSF* \$1.31 *Annual Rent* \$230.00
Lessor Name Arkansas State Military Department *Principal* N/A
Comments: Two (2) year lease renewal with slight adjustment in annual rent amount.

Lease Number P2195 *Start Date* 12/1/2018 *End Date* 11/30/2020
Lessee Name DFA - Revenue Division
Address 215 South Main Street
City Lincoln *County Name* Washington
Sq Ft 2,000 *RateSF* \$11.33 *Annual Rent* \$22,664.40
Lessor Name Jerry D. and Shirley K. Holloway *Principal* Jerry Holloway
Comments: Two (2) year lease renewal with two percent (2.00%) increase in rent.

Lease Number P2201 *Start Date* 9/1/2018 *End Date* 8/31/2020
Lessee Name DFA - Revenue Division
Address 113 West Clinton Street
City Heber Springs *County Name* Cleburne
Sq Ft 2,000 *RateSF* \$8.85 *Annual Rent* \$17,700.00
Lessor Name Karen Wildman *Principal* Karen Wildman
Comments: Two (2) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number P2236 *Start Date* 10/1/2018 *End Date* 9/30/2019
Lessee Name UAMS - Department of Pediatrics
Address 18 Freeway Drive
City Little Rock *County Name* Pulaski
Sq Ft 300 *RateSF* \$6.73 *Annual Rent* \$2,019.60
Lessor Name U-Storit, Inc. *Principal* Bill Humble
Comments: One (1) year lease renewal with no other changes.

Lease Number P2246 *Start Date* 6/1/2018 *End Date* 5/31/2020
Lessee Name UAMS - Department of Pathology and Laboratory Services
Address 18 Freeway Drive
City Little Rock *County Name* Pulaski
Sq Ft 400 *RateSF* \$14.10 *Annual Rent* \$5,640.00
Lessor Name U-Storit, Inc. *Principal* Bill Humble
Comments: Two (2) year lease renewal with no other changes

Lease Number P2247 *Start Date* 9/1/2018 *End Date* 8/31/2020
Lessee Name DFA - Office of Child Support Enforcement
Address 3945 North Washington Street
City Forrest City *County Name* St. Francis
Sq Ft 11,200 *RateSF* \$10.94 *Annual Rent* \$122,528.04
Lessor Name James C. Frazier and Cotton Roberts *Principal* Jim Frazier
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2274 *Start Date* 9/1/2018 *End Date* 6/30/2020
Lessee Name UAMS - Regional Programs - Southwest
Address 6103, 6107 and 6227 Summerhill Place
City Texarkana *County Name* Bowie
Sq Ft 3,300 *RateSF* \$7.91 *Annual Rent* \$26,100.00
Lessor Name Darren Reynolds *Principal* Darren Reynolds
Comments: Twenty-two (22) month apartment lease for UAMS with approx. 1.5% rent increase.

LEASE RENEWALS:

Lease Number P2330 *Start Date* 8/1/2018 *End Date* 7/31/2020
Lessee Name DFA - Revenue Division
Address 710-A South Highway 65
City Dumas *County Name* Desha

 Sq Ft 1,100 *RateSF* \$9.75 *Annual Rent* \$10,725.00
Lessor Name Ted Thompson *Principal* Ted Thompson
Comments: Two (2) year lease renewal with correction of Premises Address.

Lease Number P2333 *Start Date* 10/1/2018 *End Date* 9/30/2019
Lessee Name Arkansas Department of Health
Address 1401 Murphy Drive
City Maumelle *County Name* Pulaski

 Sq Ft 10,300 *RateSF* *Annual Rent* \$39,540.00
Lessor Name Vital Records Control of Arkansas, Inc. *Principal* Danny Palo
Comments: One (1) year lease renewal with no other changes.

Lease Number P2450 *Start Date* 10/1/2018 *End Date* 9/30/2019
Lessee Name UAMS - Department of Pediatrics, Child Passenger Safety Education Progra
Address 18 Freeway Drive
City Little Rock *County Name* Pulaski

 Sq Ft 300 *RateSF* \$6.73 *Annual Rent* \$2,019.60
Lessor Name U-Storit, Inc. *Principal* Bill Humble
Comments: One (1) year lease renewal with no other changes.

Lease Number P2482 *Start Date* 1/1/2018 *End Date* 12/31/2018
Lessee Name Arkansas State Military Department
Address 1150 North Museum Road
City Conway *County Name* Faulkner

 Sq Ft 1,359 *RateSF* \$13.37 *Annual Rent* \$18,170.88
Lessor Name Capital Investments of Conway, LLC. *Principal* Keller Johnson
Comments: One (1) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number P2484 *Start Date* 11/1/2018 *End Date* 10/31/2020
Lessee Name Arkansas Oil and Gas Commission
Address 301 Natural Resources Drive
City Little Rock *County Name* Pulaski
Sq Ft 4,030 *RateSF* \$19.70 *Annual Rent* \$79,391.04
Lessor Name Retirement Advisors of Arkansas, LLC *Principal* John L. Ostner
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2488 *Start Date* 1/1/2018 *End Date* 12/31/2018
Lessee Name Arkansas State Military Department
Address 4900 Rogers Avenue
City Fort Smith *County Name* Sebastian
Sq Ft 1,200 *RateSF* \$18.00 *Annual Rent* \$21,600.00
Lessor Name 45 Development Group, LLC *Principal* John Alford
Comments: One (1) year lease renewal with no other changes.

Lease Number P2489 *Start Date* 8/1/2018 *End Date* 7/31/2019
Lessee Name Arkansas Department of Health - WIC Program
Address 6601 Phoenix Avenue
City Fort Smith *County Name* Sebastian
Sq Ft 2,622 *RateSF* \$15.50 *Annual Rent* \$40,641.00
Lessor Name Young & Young Development Co. LLC *Principal* J.R. Young
Comments: One (1) year lease renewal with no other changes.

Lease Number P2492 *Start Date* 4/1/2018 *End Date* 12/31/2018
Lessee Name Arkansas Department of Health - WIC Program
Address 1772 West Sunset Avenue
City Springdale *County Name* Washington
Sq Ft 2,040 *RateSF* \$10.75 *Annual Rent* \$21,930.00
Lessor Name Five Forty Properties, LLC *Principal* Bernard Kaiser
Comments: Nine (9) month Lease Renewal with a \$122.92/month rent increase.

LEASE RENEWALS:

Lease Number P2509 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name UAMS - Department of Pediatrics - Head Start
Address 5615 Geyer Springs Road
City Little Rock *County Name* Pulaski
Sq Ft 8,176 *RateSF* \$3.15 *Annual Rent* \$25,748.52
Lessor Name Greater Second Baptist Church, Inc. *Principal* Frank Scott
Comments: Two (2) year lease renewal with no other changes.

Lease Number P2631 *Start Date* 4/1/2018 *End Date* 3/31/2020
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 Public Advantage Lease Renewal for pasture land. Adding Farm Conditions Exhibit to Lease.

Lease Number P2642 *Start Date* 3/1/2018 *End Date* 2/29/2020
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 lease renewal with no other changes.

Lease Number P2649 *Start Date* 1/1/2018 *End Date* 6/30/2018
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 MRP Jacksonville AR, LLC *Principal* Joseph McClary
Comments: Six (6) month lease renewal with no other changes.

LEASE RENEWALS:

Lease Number P2671 *Start Date* 1/1/2018 *End Date* 12/31/2019
Lessee Name Arkansas Agriculture Department - Arkansas Forestry Commission
Address 602 North Hutchinson Street
City Pine Bluff *County Name* Jefferson
Sq Ft 1,000 *RateSF* \$5.40 *Annual Rent* \$5,400.00
Lessor Name Evergreen Packaging LLC *Principal* John P. Rooney, CEO
Comments: Two (2) year lease renewal with amendment of both Lessor and Lessee entity names.

Lease Number P2738 *Start Date* 7/1/2018 *End Date* 6/30/2023
Lessee Name DFA - Division of Building Authority
Address 923 West Fourth Street
City Little Rock *County Name* Pulaski
Sq Ft *RateSF* \$38.15 *Annual Rent* \$11,445.00
Lessor Name Ken Johnson Parking, LLC *Principal* Jerry Sears
Comments: Lessor moved parking lot management under Ken Johnson Parking, LLC. Leased spaces per month and with tax.

Lease Number P2981 *Start Date* 7/1/2018 *End Date* 6/30/2021
Lessee Name North Arkansas College
Address 804 West Freeman Avenue
City Berryville *County Name* Carroll
Sq Ft 6,800 *RateSF* \$6.35 *Annual Rent* \$43,200.00
Lessor Name Jeff Crockett *Principal* Jeff Crockett
Comments: Three (3) year lease renewal with expansion into an additional 2,000 square feet (Units 7 & 8).

Lease Number P3011 *Start Date* 7/1/2017 *End Date* 6/30/2019
Lessee Name UAM - College of Technology
Address 130 West Waterman Street
City Dumas *County Name* Desha
Sq Ft 1,500 *RateSF* \$5.34 *Annual Rent* \$8,004.00
Lessor Name Delta Technology Education Center *Principal* N/A
Comments: Two (2) year lease renewal with an increase in monthly rent from \$417.00 to \$667.00 due to switch to a full service lease.

LEASE RENEWALS:

Lease Number P3052 **Start Date** 1/1/2018 **End Date** 12/31/2020
Lessee Name Arkansas Legislative Audit
Address 1141 East Main Street
City Batesville **County Name** Independence
Sq Ft 2,000 **RateSF** \$12.00 **Annual Rent** \$24,000.00
Lessor Name 1141 Plaza, LLC **Principal** Johnny Mitchum
Comments: Two (2) year lease renewal with two percent (2.00%) rent increase in Year 2 (1-1-19) of this Lease Term.

Lease Number P6130 **Start Date** 10/1/2018 **End Date** 9/30/2020
Lessee Name DFA - Revenue Division
Address 315 West Main Street
City Walnut Ridge **County Name** Lawrence
Sq Ft 494 **RateSF** \$5.00 **Annual Rent** \$2,469.96
Lessor Name Lawrence County, Arkansas **Principal** N/A
Comments: Two (2) year lease renewal with no other changes.

Lease Number P6299 **Start Date** 8/1/2018 **End Date** 7/31/2020
Lessee Name DFA - Revenue Division
Address 6929 JFK Boulevard
City North Little Rock **County Name** Pulaski
Sq Ft 7,000 **RateSF** \$17.25 **Annual Rent** \$120,750.00
Lessor Name Indian Hills Shopping Center, LLC **Principal** Stuart W. Hankins
Comments: Two (2) year lease renewal with no other changes.

Lease Number P6485 **Start Date** 1/1/2018 **End Date** 12/31/2019
Lessee Name UAMS - Department of Pediatrics
Address 1 Childrens Way
City Little Rock **County Name** Pulaski
Sq Ft 116,037 **RateSF** \$14.00 **Annual Rent** 1,717,394.40
Lessor Name Arkansas Children's Hospital **Principal** N/A
Comments: Two (2) year lease renewal w/ reduction in sq. footage and increase in rent per square foot for a portion of the Premises.

LEASE RENEWALS:

Lease Number P7001 *Start Date* 1/1/2019 *End Date* 12/31/2020
Lessee Name DFA - Revenue Division
Address 101 Spring Street
City Berryville *County Name* Carroll
Sq Ft 1,500 *RateSF* \$7.28 *Annual Rent* \$10,923.12
Lessor Name James Levi Phillips or Sally J. Phillips *Principal* Levi Phillips
Comments: Two (2) year lease renewal with one (1) percent rent increase.

Lease Number P8002 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name DHS - County Operations
Address 104 D'Anna Place
City Helena *County Name* Phillips
Sq Ft 15,500 *RateSF* \$8.29 *Annual Rent* \$128,494.92
Lessor Name James C. Frazier *Principal* Jim Frazier
Comments: Two (2) year lease renewal with no other changes.

Lease Number P9207 *Start Date* 7/1/2018 *End Date* 6/30/2020
Lessee Name DFA - Revenue Division
Address 206 West Michigan Street
City Stuttgart *County Name* Arkansas
Sq Ft 4,000 *RateSF* \$5.51 *Annual Rent* \$22,032.00
Lessor Name Rosella Hargrove Revocable Trust and Nick *Principal* Rosella Hargrove
Comments: Two (2) year lease renewal with two percent (2.00%) rent increase flat for two (2) year term.

Lease Number P9366 *Start Date* 1/1/2018 *End Date* 12/31/2019
Lessee Name Arkansas Department of Parks and Tourism
Address 2306 - 2312 Cantrell Road
City Little Rock *County Name* Pulaski
Sq Ft 15,000 *RateSF* \$4.84 *Annual Rent* \$72,568.56
Lessor Name Capital Properties, LLC *Principal* Gus Blass III
Comments: Two (2) year lease renewal with one percent (1.00%) rent increase, flat for two (2) year term.

LEASE RENEWALS:

Lease Number P9422 **Start Date** 3/1/2018 **End Date** 2/29/2020

Lessee Name DFA - Office of Child Support Enforcement

Address 211 South Leslie Street

City Stuttgart **County Name** Arkansas

Sq Ft 5,410 **RateSF** \$8.06 **Annual Rent** \$43,593.84

Lessor Name LEFCO Properties, LLC **Principal** Sharon Coates

Comments: Two (2) yr lease renewal w/ two percent (2.00%) rent increase. Past additional rent of \$260.00/month that was being paid for security system will no apply in this renewal term.

Lease Number P9548 **Start Date** 6/1/2018 **End Date** 5/31/2020

Lessee Name DHS - County Operations

Address 205 Highway 27 South

City Mount Ida **County Name** Montgomery

Sq Ft 6,015 **RateSF** \$8.50 **Annual Rent** \$51,109.44

Lessor Name Equity Trust Company **Principal** J. Thomas Williams, Jr

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

Lease Number P9676 **Start Date** 4/1/2018 **End Date** 3/31/2020

Lessee Name DHS - County Operations

Address 2636 West Main Street

City Jacksonville **County Name** Pulaski

Sq Ft 12,500 **RateSF** \$10.11 **Annual Rent** \$126,375.00

Lessor Name SW Land and Cattle LLC **Principal** Thomas Williams

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

Lease Number P9776 **Start Date** 1/1/2018 **End Date** 12/31/2018

Lessee Name UAMS - Regional Programs - UAMS South Central

Address 1222 West 42nd Street

City Pine Bluff **County Name** Jefferson

Sq Ft 4,041 **RateSF** \$19.75 **Annual Rent** \$79,810.00

Lessor Name Justiss & Lindsey Clinic c/o Richard D Justis **Principal** Richard D. Justiss

Comments: One (1) year lease renewal with no other changes.

LEASE RENEWALS:

Lease Number S8475 **Start Date** 1/1/2018 **End Date** 12/31/2019
Lessee Name University of Arkansas at Fayetteville - Veterans Upward Bound Program
Address Building 6401 Area 1
City North Little Rock **County Name** Pulaski
Sq Ft 200 **RateSF** \$1.15 **Annual Rent** \$230.00
Lessor Name Arkansas State Military Department **Principal** N/A
Comments: Two (2) year State-to-State Lease Renewal of classroom space at Camp Robinson w/ relocation from Area 3 to Area 1.

Lease Number S8492 **Start Date** 2/1/2018 **End Date** 1/31/2019
Lessee Name UAMS
Address 4500 West 7th Street
City Little Rock **County Name** Pulaski
Sq Ft **RateSF** **Annual Rent** \$20,000.00
Lessor Name DHS - Division of Aging, Adult, and Behavior **Principal** N/A
Comments: One (1) year Parking Lot Lease renewal between DHS and UAMS. Automatic one (1) year renewals unless either party gives ninety (90) days' written notice to terminate.

LEASE CHANGES:

Lease Number P2544 *Start Date* 2/23/2018 *End Date* 4/30/2020
Lessee Name DFA - Revenue Division
Address 1607 Albert Pike Road
City Hot Springs *County Name* Garland
Sq Ft 2550 *RateSF* \$16.82
Lessor Name MRP Hot Springs Plaza, LLC *Principal* Andrew B. Shanfeld
Comments: Change Amendment to reflect change of ownership and address.

Lease Number S8392 *Start Date* 5/1/2018 *End Date* 6/30/2019
Lessee Name Arkansas State Board of Barber Examiners
Address 501 Woodlane Street
City Little Rock *County Name* Pulaski
Sq Ft 1073 *RateSF* \$13.54
Lessor Name DFA - Division of Building Authority *Principal* N/A
Comments: Change Amendment to reflect Lessee's relocation in the 501 Building, from Suite 212N to Suite 311C at DBA's request to allow for renovation of north tower.

Lease Number T6050 *Start Date* 8/1/2015 *End Date* 8/29/2035
Lessee Name American Towers, LLC
Address
City Conway *County Name* Faulkner
Sq Ft *RateSF*
Lessor Name University of Central Arkansas *Principal* N/A
Comments: Change Amendment for UCA and Lessee (American Towers) agreeing to five (5), 5-year Lease Extensions for Lessee with sixty (60) days' written notice.

LEASE CANCELLATIONS:

Lease Number N9321
Lessee Name UCA Wesley Foundation, Inc.
Address 2331 College Avenue
City Conway **County Name** Faulkner
Lessor Name University of Central Arkansas
Comments: Lease extended starting 11-1-17 and terminated 3-16-18 with no further obligation by either party.

Lease Number P2175
Lessee Name Department of Education - General Education
Address 112 East 11th Street
City Little Rock **County Name** Pulaski
Lessor Name Screen Door Partners, LLC
Comments: Agency letting lease expire effective 3-31-18.

Lease Number P2517
Lessee Name Department of Career Education - Division of Rehabilitation Ser
Address 715 West Sherman Avenue
City Harrison **County Name** Boone
Lessor Name Abe Akel
Comments: Agency letting lease expire effective 3-31-18. Agency relocating to other property in Harrison/Boone County (Lease #P3082).

Lease Number P2651
Lessee Name Arkansas Department of Community Correction
Address 103 West Pine Street
City Sheridan **County Name** Grant
Lessor Name Grant County, Arkansas
Comments: Agency letting lease expire effective 3-31-18 with no other obligations by either party.

LEASE CANCELLATIONS:

Lease Number P3030

Lessee Name Arkansas Workers Compensation Commission

Address 400 West Capitol Avenue

City Little Rock **County Name** Pulaski

Lessor Name NNN 400 Capitol Center, LLC

Comments: Lessor provided sixty (60) days notice to terminate parking lease for parking garage. Lease will expire effective 3-31-18.

Lease Number S8484

Lessee Name Arkansas Economic Development Commission

Address ASU Campus - 319 Univ Loop 100 West

City Jonesboro **County Name** Craighead

Lessor Name Arkansas State University - Jonesboro

Comments: Both state agencies agree to terminate State-to-State lease early, effective 3-31-18, with no further obligation by either party.

II. Construction Section

Contracts:

Current Projects under Contract:	103		
Value of Current Projects:		\$	82,631,895.08
New Contracts:	9		
(See attached New Contract report)			
Value of New Contracts:		\$	1,486,323.23
Change Orders approved:	11		
(See attached Change Order report)			
Change Order Increase:		\$	601,366.16
Change Order Decrease:		-\$	8,180.20
Projects Completed:	3		
Value of Completed Projects:		\$	880,918.63

Bid Process and Openings:

Projects in the Bid Process	33
Bid Openings:	
(See attached Bid Opening Report)	7
Emergency Bid:	1
Rebid Projects:	2
Projects Within Budget:	6
Project Over Budget	1

Project Observations:

Field Inspections Conducted:	31
Final Inspections Conducted	0

New Contracts

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount
Arkansas Department of Parks and Tourism		
9001805	Roofing Improvements of Various Bldgs.	\$36,449.00
3 /5 /2018	Taylor-Kempkes Architects Pick-It Construction Inc.	
Department of Arkansas Heritage - Delta Cultural Center		
8671801	2017 Landscape Improvement Moore-Hornor House	\$185,000.00
3 /29/2018	JAMESON Architects P.A. Dixon Contracting, Inc.	
Department of Community Correction		
4851801	Texarkana Parole and Probation Office Repairs	\$139,294.23
3 /19/2018	Lockeby & Associates, Inc. Rogers Equipment Company LLC	
Department of Human Services		
7101801	Replacement Windows of Various Cottages Conway H	\$134,963.00
3 /12/2018	Morris and Associates Architects, Environmental Co AGM Glass, Inc.	
7101805	Drainage & Plumbing HVAC Pad Repair Education BI	\$119,997.00
3 /15/2018	Morris and Associates Architects, Environmental Co American Structure, Inc.	
7101806	Campus Generator at Jonesboro HDC	\$72,500.00
3 /28/2018	Lockeby & Associates, Inc. Wilkins Electric, LLC	
7101807	Replacement of Automatic Transfer Switches	\$34,500.00
3 /5 /2018	Lockeby & Associates, Inc. Hestco, Inc.	
Military Department of Arkansas		
9751713	CMTC 1st Ave. Resurface IB	\$552,240.00
3 /5 /2018	Hawkins-Weir Forsgren, Incorporated	

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount
School for the Blind		
5101803	Shults House- Bathrooms Renovations/ Sprinklers	\$211,380.00
3/19/2018	Smith Associates Architects, P.A. Wagner General Contractors, Inc	

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
5201801	Department of Workforce Education AR Rehab Services	\$90,000.00
Chiller Insulation Project		\$52,633.00
3 /15/2018	ATOKA, Inc.	Emergency
2:30:00 PM	Comfort Systems USA (Arkansas), Inc.	
7101808	Department of Human Services	\$350,000.00
Re- Roof Various Buildings, Conway HDC		\$304,514.00
3 /1 /2018	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
2:00:00 PM	RB Trumble Construction, LLC	
7101810	Department of Human Services	\$126,379.00
Windows Replacement at Various Buildings		\$129,907.00
3 /30/2018	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
2:00:00 PM	Staley Glass Company, Inc.	
9001810	Arkansas Department of Parks and Tourism	\$400,247.00
Replacement of Boat Dock C Degray Lake SP		\$532,428.00
3 /1 /2018	McClelland Consulting Engineers, Inc.	Design / Bid / Build
2:30:00 PM	Williamson Boat Docks, Inc.	
9001811	Arkansas Department of Parks and Tourism	\$44,166.00
Site Preparation for Modular Home Petit Jean SP		\$33,920.00
3 /28/2018	Taylor-Kempkes Architects	Design / Bid / Build
2:00:00 PM	Homemark Properties AKA Doxa Const.	
9301708	Arkansas Department of Environmental Quality	\$111,000.00
Dwight Mission Curve, AMLR Project		\$44,670.00
3 /13/2018	Arkansas Dept. of Environmental Quality, In-House	Design / Bid / Build
2:00:00 PM	Curtis Construction, Inc.	
9751710	Military Department of Arkansas	\$125,000.00
CMTC Building 2058 Bailer Project		\$125,750.00
3 /7 /2018	Burrows & Associates	Design / Bid / Build
2:00:00 PM	Wohali LLC	

Change Order Summary

5131703		School for the Deaf	Smith Associates Architects, P.A.		
Masonry Pointing & Interior Window Insulation					
Wagner 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>
3 /9 /2018	1	Unforeseen Condition	\$30,463.96	\$0.00	0
9001609		Arkansas Department of Parks and Tourism	WER Architects		
Brunson House Restoration @ Washington SP					
Rowan Construction Services, LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
3 /20/2018	1	Time Extension	\$0.00	\$0.00	128
3 /20/2018	1	Unforeseen Condition	\$71,875.32	\$0.00	0
3 /20/2018	1	Owner Requested	\$36,700.90	\$0.00	0
9001706		Arkansas Department of Parks and Tourism	Witsell Evans Rasco Architects / Planners		
Café Renovation @ Devil's Den State Park					
Pick-It 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>
3 /8 /2018	2	Owner Requested	\$33,161.31	\$0.00	0
3 /8 /2018	2	Time Extension	\$0.00	\$0.00	89
9001707		Arkansas Department of Parks and Tourism	Allison Architects		
New Bathhouse & Maint. Bldgs @ Lake Chicot					
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>
3 /5 /2018	3	Item Not Shown Or Specified	\$723.71	\$0.00	0
3 /5 /2018	3	Code / Regulation / Rule	\$861.01	\$0.00	0
3 /5 /2018	3	Owner Requested	\$12,451.85	\$0.00	0
9001712		Arkansas Department of Parks and Tourism	Pollution Management, Inc.		
Area D Campground Renovation @ Bull Shoals SP					
L.E. Davis 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>
3 /15/2018	1	Time Extension	\$0.00	\$0.00	60
3 /15/2018	1	Owner Requested	\$347,700.00	\$0.00	0
3 /15/2018	2	Time Extension	\$0.00	\$0.00	0
3 /15/2018	2	Owner Requested	\$8,900.00	\$0.00	0

9001718	Arkansas Department of Parks and Tourism		Allison Architects		
Interior Rehabilitation of Historic Borden House Pick-It 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>
3 /15/2018	2	Owner Requested	\$9,518.28	\$0.00	0
3 /15/2018	2	Item Not Shown Or Specified	\$0.00	(\$1,675.20)	0
3 /15/2018	2	Substitution / Alternative Method	\$0.00	\$0.00	0
3 /15/2018	2	Time Extension	\$0.00	\$0.00	153
9601701	Arkansas State Police		Wittenberg Delony & Davidson Architects		
New Troop F Headquarters Simmons & Sons 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>
3 /23/2018	2	Unforeseen Condition	\$17,019.60	\$0.00	0
9751716	Military Department of Arkansas		Burrows & Associates		
CMTC Bldgs. 1370 & 2100 Generator Replacement Wohali LLC					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
3 /22/2018	1	Unforeseen Condition	\$26,763.41	\$0.00	0
9751719	Military Department of Arkansas		E-Squared Architecture & Interior Design, P.A.		
CMTC Bldg. 1483 BN HQ Renovation Cornerstone Construction of Russellville					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
3 /12/2018	1	Time Extension	\$0.00	\$0.00	28
3 /12/2018	1	Unforeseen Condition	\$3,250.00	\$0.00	0
3 /12/2018	1	Owner Requested		(\$6,505.00)	0
9751733	Military Department of Arkansas		Architecture Plus, Inc.		
CMTC Building 1436 BN HQ Renovation Pick-It 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>
3 /21/2018	4	Unforeseen Condition	\$1,976.81	\$0.00	0
3 /21/2018	4	Time Extension	\$0.00	\$0.00	14

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
4801809 Tucker Maximum Security Generator 3/7/2018 \$78,000.00 Lockeby & Associates, Inc.	Department of Correction Tucker, AR 3/15/2018 NA No	In House Labor Approval to Proceed Closed NA NA
4801810 Cummins Unit Generators 3/20/2018 \$270,000.00 Lockeby & Associates, Inc.	Department of Correction Varner, AR 3/30/2018 NA Yes	In House Labor Approval to Proceed Closed NA 3/30/18
4801811 Wrightsville and Hawkins Generators 3/7/2018 \$196,000.00 Lockeby & Associates, Inc.	Department of Correction Wrightsville, AR 3/15/2018 NA No	In House Labor Approval to Proceed Closed NA NA
4801812 East Arkansas Emergency Generators 3/20/2018 \$79,000.00 Lockeby & Associates, Inc.	Department of Correction Brickeys, AR 3/30/2018 NA Yes	In House Labor Approval to Proceed Closed NA 3/30/18
4801813 Cummins Barracks 13 & 15, 92 Cell Doors 2/16/2018 \$190,921.56 In-House DOC	Department of Correction Grady, AR 3/2/2018 NA No	In House Labor Approval to Proceed Closed NA NA
4851802B ESCO Energy Upgrades Package 2 3/7/2018 \$7,442,360.00 Wittenberg, Delony & Davidson, Inc.	Department of Community Correction Multi, Arkansas 3/26/2018 NA No	ESCO-ADEQ-Energy Office Plan Review Submittal Waiting for Responses NA NA
4851804 ACC Omega Programs Building 3/9/2018 \$334,000.00 Lockeby & Associates, Inc.	Department of Community Correction Malvern, AR 3/16/2018 3,000 Yes	Public Bid Approval to Bid Closed \$ 111.00 3/16/18

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
5131801 Site Data Project 3/1/2018 \$375,000.00 Pettit & Pettit Consulting Engineers, Inc.	Arkansas School for the Deaf Little Rock, AR 3/30/2018 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
7101809 Admin Bldg Lobby Renovations 3/6/2018 \$48,519.00 Morris & Associates	Department of Human Services Conway, HDC 3/9/2018 NA No	Public Bid Approval to Bid Closed NA NA
7101811 Pool Infill and Area Renovations 3/6/2018 \$35,000.00 Morris & Associates	Department of Human Services Warren, AR NA	Public Bid Plan Review Submittal Open for Review NA
7101812 Paint and Trim Repairs 3/14/2018 \$91,919.00 Morris & Associates	Department of Human Services Warren, AR NA	Public Bid Plan Review Submittal Open for Review NA
8751801 Reno of Governors & Gowns Exhibit 3/26/2018 \$420,000.00 Jameson Architects, PA	Department of Heritage-Old State House Little Rock, AR 3/30/2018 3,000 No	Public Bid Approval to Bid Closed \$ 140.00 NA
9001811 New Modular Residence Site Work 2/27/2018 \$36,161.00 Taylor Kempkes Architects, P.A.	Parks & Tourism Pettit Jean State Park 3/2/2018 NA No	Public Bid Approval to Bid Closed NA NA
9001815 Mountain Bike Trail 2/23/2018 \$704,665.75 Parks and Tourism In-House	Parks & Tourism Hobbs State Park 3/1/2018 NA No	Public Bid Approval to Proceed Closed NA NA
9001816 Window Replacements 3/2/2018 \$120,389.80 Borne Firm Architects	Parks & Tourism Lake Dardanelle State Park 3/9/2018 10,527 No	Public Bid Approval to Bid Upgraded Closed \$ 11.40 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
9001817 Sidewalk 3/6/2018 \$196,713.14 Pollution Management, Inc.	Parks & Tourism Cane Creek State Park 10,125	Public Bid Plan Review Submittal Open for Review \$ 19.14
9001818 Site Improvements 3/19/2018 \$137,567.65 McClelland Engineering	Parks & Tourism Louisiana Purchase State Park 18,000	Public Bid Plan Review Submittal Open for Review \$ 7.64
9751812 RMTC Building 4630 LED Lighting 1/29/2018 \$105,975.00 Pack Engineering	Military Department Camp Robinson, North Little Rock, AR 3/20/2018 122,800 No	Public Bid Plan Review Submittal Waiting for Responses \$ 1.15 NA
9751819 CMTC Building 2042 Renovation 1/18/2018 \$94,283.00 Benchmark Group	Military Department Fort Chaffee, AR 3/14/2018 9,171	Public Bid Plan Review Submittal Waiting for Responses \$ 10.31
9751832 PEC Fire Alarm Upgrade 1/19/2018 \$150,008.00 Stuck Associates (Jonesboro)	Military Department Camp Robinson, North Little Rock, AR 3/7/2018 63,409 No	Public Bid Plan Review Submittal Waiting for Responses \$ 2.37 NA

Public School Accessibility Reviews

March 2018

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5001823	New Junior Academy School Approval to Proceed	2/26/2018	3/2/2018	Hot Springs Schools Closed
5001824	New Athletic Complex Other Approval to Proceed	2/23/2018 3/5/2018	3/6/2018 3/6/2018	Berryville Schools Closed Closed
5001828	New Bus Garage Approval to Proceed	2/26/2018	3/7/2018	Nashville Schools Closed
5001829	New High School Plan Review Submittal Approval to Bid	2/22/2018 3/15/2018	3/7/2018 3/20/2018	Lamer School District Closed Closed
5001830	New Baseball Field Approval to Proceed	2/27/2018	3/7/2018	Benton Schools Closed
5001831	New Vo-Ag Building Approval to Proceed	2/27/2018	3/14/2018	Nashville Schools Closed
5001832	New High School Football & Track Facilities Plan Review Submittal	3/1/2018	3/30/2018	Farmington Schools Waiting for Responses