



H.8

Department of Transformation and Shared Services

Governor Asa Hutchinson
Secretary Amy Fecher
Director Anne Laidlaw

MEMORANDUM

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

FROM: Anne W. Laidlaw, Director *awl*

RE: February 2020 Monthly Report

DATE: March 6, 2020

Cc: Governor Asa Hutchinson
Secretary Amy Fecher

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 2020. 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.

TSS - DIVISION OF BUILDING AUTHORITY

Monthly Report February, 2020

I. Real Estate Services

NEW LEASES:

Lease Number N9407 ***Start Date*** 7/1/2020 ***End Date*** 6/30/2021

Lessee Name South Central Service Cooperative

Property Name Career Academy Building

Address Southern Arkansas University Tech Campus

City East Camden ***County Name*** Calhoun

Sq Ft 2,000 ***RateSF*** ***Annual Rent*** \$1

Lessor Name Southern Arkansas University Tech ***Principal*** N/A

Comments: New one (1) year State-to-Private, Public Advantage Lease for pre-school program between Southern Arkansas University Tech and South Central Service Cooperative.

Lease Number P3155 ***Start Date*** 2/1/2020 ***End Date*** 1/31/2021

Lessee Name UAMS - College of Medicine - Department of Family and Preventive Medicine

Property Name

Address 103 South Boulder Avenue

City Russellville ***County Name*** Pope

Sq Ft 910 ***RateSF*** \$21.10 ***Annual Rent*** \$19,200

Lessor Name Russellville Downtown, LLC ***Principal*** Tara Abington

Comments: New (one) 1 year full-service Lease for UAMS clinic/office in Russellville. Lessor providing free WIFI.

Lease Number P3161 ***Start Date*** 4/1/2020 ***End Date*** 3/31/2024

Lessee Name UA Community College at Morrilton

Property Name

Address 1070 Markham Street

City Conway ***County Name*** Faulkner

Sq Ft 8,000 ***RateSF*** \$6.53 ***Annual Rent*** \$52,200

Lessor Name Covington Family Limited Partnership ***Principal*** George Covington

Comments: New four (4) year Lease for UA Community College at Morrilton in Conway.

NEW LEASES:

Lease Number S8527 **Start Date** 1/1/2020 **End Date** 6/30/2021
Lessee Name Commerce - Arkansas Economic Development Commission
Property Name Commerce Building
Address 1 Commerce Way
City Little Rock **County Name** Pulaski
Sq Ft 20,700 **RateSF** \$17.00 **Annual Rent** \$351,900
Lessor Name ADC - Arkansas Development Finance Auth **Principal** N/A
Comments: New eighteen (18) month Lease for AEDC at Commerce Building. AEDC relocated from 900 West Capitol Avenue to Commerce Building as part of Governor's Transformation.

Lease Number S8530 **Start Date** 2/16/2020 **End Date** 6/30/2021
Lessee Name Commerce - Arkansas State Bank Department
Property Name Commerce Building
Address 1 Commerce Way
City Little Rock **County Name** Pulaski
Sq Ft 13,877 **RateSF** \$17.00 **Annual Rent** \$235,909
Lessor Name ADC - Arkansas Development Finance Adm **Principal** N/A
Comments: New seventeen (17) month Lease for Bank Department at the Commerce Building.

Lease Number S8533 **Start Date** 3/1/2020 **End Date** 6/30/2021
Lessee Name Commerce - Arkansas Waterways Commission
Property Name Commerce Building
Address 1 Commerce Way
City Little Rock **County Name** Pulaski
Sq Ft 540 **RateSF** \$17.00 **Annual Rent** \$9,180
Lessor Name ADC - Arkansas Development Finance Auth **Principal** N/A
Comments: New sixteen (16) month Lease for Arkansas Waterways Commission in the Commerce Building. Agency relocating from LR Port due to Governor Transformation.

NEW LEASES:

Lease Number S8534 **Start Date** 3/1/2020 **End Date** 2/28/2021
Lessee Name University of Arkansas Community College at Hope-Texarkana
Property Name
Address 601 Hazel Street
City Texarkana **County Name** Hope
Sq Ft 2,573 **Rate/SF** **Annual Rent** \$1
Lessor Name ADC - Division of Community Corrections **Principal** NA
Comments: New one (1) year State-to-State, Public Advantage Lease for Community Correction's Building in Texarkana.

Lease Number S8535 **Start Date** 3/1/2020 **End Date** 2/28/2021
Lessee Name Commerce - State Insurance Department
Property Name Timex Warehouse
Address 1302 Pike Avenue
City North Little Rock **County Name** Pulaski
Sq Ft 1,000 **Rate/SF** \$4.00 **Annual Rent** \$4,000
Lessor Name ADC - Division of Community Correction **Principal** N/A
Comments: New one (1) year Lease between State Insurance Department & Arkansas Community Correction for storage space at the Timex Warehouse in North Little Rock.

Lease Number S8536 **Start Date** 2/1/2020 **End Date** 6/30/2021
Lessee Name Commerce - Office of Skills Development
Property Name Commerce Building
Address 1 Commerce Way
City Little Rock **County Name** Pulaski
Sq Ft 4,460 **Rate/SF** \$17.00 **Annual Rent** \$75,820
Lessor Name ADC - Arkansas Development Finance Auth **Principal** N/A
Comments: New seventeen (17) month Lease for ADC-Office of Skills Development at the Commerce Building as part of the Transformation Process.

LEASE RENEWALS:

Lease Number N9182 **Start Date** 3/1/2020 **End Date** 2/28/2022

Lessee Name Bill Autry and/or Matthew Johnson

Address Conway Human Development Center

City Conway **County Name** Faulkner

Sq Ft **RateSF** **Annual Rent** \$1,257.40

Lessor Name DHS - Division of Developmental Disabilities **Principal** N/A

Comments: Two (2) year Lease Renewal with Lessor name and address change and subtraction of 57 acres from the Premises.

Lease Number P2304 **Start Date** 1/1/2020 **End Date** 12/31/2020

Lessee Name Arkansas State Military Department

Address 800 Reservoir Road

City Little Rock **County Name** Pulaski

Sq Ft 1,600 **RateSF** \$13.39 **Annual Rent** \$21,428.16

Lessor Name Treasure Hill, LLC **Principal** Phyllis Storthz

Comments: One (1) year Lease Renewal with no other changes.

Lease Number P2630 **Start Date** 7/1/2020 **End Date** 6/30/2022

Lessee Name DFA - Revenue Division

Address 1207 East Main Street

City Batesville **County Name** Independence

Sq Ft 3,100 **RateSF** \$11.85 **Annual Rent** \$36,742.44

Lessor Name Town Plaza, LLC. **Principal** Jay Critz

Comments: Two (2) year Lease Renewal with Lessor replacing / repairing damaged mini blinds.

Lease Number P2658 **Start Date** 7/1/2020 **End Date** 6/30/2022

Lessee Name DFA - Revenue Division

Address 500 North 3rd Street

City Augusta **County Name** Woodruff

Sq Ft 345 **RateSF** \$8.87 **Annual Rent** \$3,060.00

Lessor Name Woodruff County, Arkansas **Principal** N/A

Comments: Two (2) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P2828 **Start Date** 3/1/2020 **End Date** 2/28/2021
Lessee Name ADC - Division of Community Correction
Address 911 Main Street
City Arkadelphia **County Name** Clark
Sq Ft 2,560 **RateSF** \$7.58 **Annual Rent** \$19,404.84
Lessor Name Craft Properties LLC **Principal** Donald & Candace Kra
Comments: One (1) year Lease Renewal with Lessor performing various improvements.

Lease Number P2840 **Start Date** 4/1/2020 **End Date** 3/31/2021
Lessee Name Arkansas Department of Corrections - Division of Correction
Address FSA Farm No. 2772 Tract 3030
City **County Name** Lonoke
Sq Ft **RateSF** **Annual Rent** \$1,805.40
Lessor Name Thomas Murchison Sr. Trust #2 with Thoma **Principal** N/A
Comments: One (1) year Lease Renewal with no other changes.

Lease Number P3021 **Start Date** 5/1/2020 **End Date** 4/30/2022
Lessee Name Arkansas Legislative Audit
Address 1721 Martin Luther King Boulevard
City Malvern **County Name** Hot Spring
Sq Ft 1,159 **RateSF** \$8.28 **Annual Rent** \$9,600.00
Lessor Name Dale Horn **Principal** Dale Horn
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P6026 **Start Date** 7/1/2020 **End Date** 6/30/2022
Lessee Name DFA - Revenue Division
Address 102 North Center Street
City Marshall **County Name** Searcy
Sq Ft 590 **RateSF** \$8.75 **Annual Rent** \$5,160.00
Lessor Name Jade Media, Inc. **Principal** Alan D. Estes
Comments: Two (2) year Lease Renewal with \$5.00 per month rent increase, flat for the two (2) year term, with Lessor performing various repairs.

LEASE RENEWALS:

Lease Number P6202 **Start Date** 7/1/2020 **End Date** 6/30/2022
Lessee Name DFA - Revenue Division
Address 718 Ash Flat Drive
City Ash Flat **County Name** Sharp
Sq Ft 682 **RateSF** \$8.97 **Annual Rent** \$6,120.60
Lessor Name Sharp County, Arkansas **Principal** N/A
Comments: Two (2) year Lease Renewal with one percent (1%) rent increase, flat for the two (2) year term.

Lease Number P8101 **Start Date** 7/1/2020 **End Date** 6/30/2022
Lessee Name DHS - Division of County Operations
Address 803 East Highway 64
City Wynne **County Name** Cross
Sq Ft 8,246 **RateSF** \$8.98 **Annual Rent** \$74,049.12
Lessor Name M & M Rentals, LLC **Principal** David West
Comments: Two (2) year Lease Renewal with Lessor performing various improvements.

Lease Number P9140 **Start Date** 1/1/2020 **End Date** 12/31/2020
Lessee Name UAMS - Division of Clinical Finance
Address 10411 West Markham Street
City Little Rock **County Name** Pulaski
Sq Ft 6,569 **RateSF** \$16.72 **Annual Rent** \$109,813.32
Lessor Name James H. Cone Limited Partnership, LLLP **Principal** James H. Cone
Comments: One (1) year Lease Renewal with three (3) percent (3.00%) rent increase.

Lease Number P9262 **Start Date** 3/1/2020 **End Date** 8/31/2020
Lessee Name UAMS - Community Women's Clinic
Address 3915 West 8th Street
City Little Rock **County Name** Pulaski
Sq Ft 12,040 **RateSF** \$9.00 **Annual Rent** \$108,360.00
Lessor Name Pulaski County, Arkansas **Principal** N/A
Comments: Six (6) month Lease Renewal with a provision allowing Lessee option to terminate without cause by providing thirty (30) days notice to Lessor through DBA

LEASE RENEWALS:

Lease Number P9340 **Start Date** 7/1/2020 **End Date** 6/30/2022
Lessee Name ADLL - Arkansas Worker's Compensation Commission
Address 244 South 40th Street
City Springdale **County Name** Washington
Sq Ft 2,992 **Rate/SF** \$7.73 **Annual Rent** \$23,113.20
Lessor Name Commerce, Inc. **Principal** Terry McConnell
Comments: Two (2) year Lease Renewal with three percent (3%) increase in rent, flat for the two (2) year term.

Lease Number P9407 **Start Date** 12/6/2019 **End Date** 3/31/2022
Lessee Name Commerce - DWS - Rehabilitation Services
Address 2807 Broad Street
City Texarkana **County Name** Miller
Sq Ft 6,510 **Rate/SF** \$8.25 **Annual Rent** \$53,707.56
Lessor Name KRL Properties, LLC **Principal** Mark D. Leverett
Comments: Lease Amendment to amend new Lessor and extend the Lease an additional two (2) years effective 12-6-19. Starting April 1, 2020, rental rate increasing to \$8.25/sf

Lease Number P9574 **Start Date** 5/1/2020 **End Date** 4/30/2022
Lessee Name DHS - Division of County Operations
Address 301 1/2 New Orleans Avenue
City Brinkley **County Name** Monroe
Sq Ft 4,605 **Rate/SF** \$3.00 **Annual Rent** \$13,800.00
Lessor Name G & P Properties of Brinkley, LLC **Principal** Gary Padgett
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P9683 **Start Date** 7/1/2020 **End Date** 6/30/2022
Lessee Name DFA - Revenue Division
Address 410-B South Martin Street
City Warren **County Name** Bradley
Sq Ft 1,500 **Rate/SF** \$9.95 **Annual Rent** \$14,925.00
Lessor Name Don Schwebel or Glenda Schwebel **Principal** Glenda Schwebel
Comments: Two (2) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number P9700 **Start Date** 7/1/2020 **End Date** 6/30/2022
Lessee Name DFA - Revenue Division
Address 100 West First Street
City Waldron **County Name** Scott
Sq Ft 832 **RateSF** \$10.10 **Annual Rent** \$8,400.00
Lessor Name Scott County, Arkansas **Principal** N/A
Comments: Two (2) year Lease Renewal with no other changes.

Lease Number P9919 **Start Date** 12/1/2019 **End Date** 11/30/2020
Lessee Name ADC - Division of Community Correction
Address 409 North Rosser Street
City Forrest City **County Name** St. Francis
Sq Ft 5,670 **RateSF** \$9.16 **Annual Rent** \$51,941.28
Lessor Name Gary J. Mitchusson **Principal** Gary J. Mitchusson
Comments: One (1) year Lease Renewal with Lessor performing various improvements.

Lease Number P9921 **Start Date** 6/1/2020 **End Date** 5/31/2022
Lessee Name DFA - Revenue Division
Address 101 NW 3rd Street
City Bryant **County Name** Saline
Sq Ft 4,500 **RateSF** \$8.91 **Annual Rent** \$40,098.24
Lessor Name Bryant Properties **Principal** Ted Boswell
Comments: Two (2) year Lease Renewal with Lessor performing various repairs.

Lease Number P9933 **Start Date** 5/1/2020 **End Date** 4/30/2021
Lessee Name DHS - County Operations
Address 101 NW 3rd Street
City Bryant **County Name** Saline
Sq Ft 1,500 **RateSF** \$8.74 **Annual Rent** \$13,110.00
Lessor Name Bryant Properties **Principal** Ted Boswell
Comments: One (1) year Lease Renewal with Lessor performing various improvements.

LEASE RENEWALS:

Lease Number S6018 **Start Date** 7/1/2020 **End Date** 6/30/2021
Lessee Name DFA - Revenue Division
Address 616 Garrison Avenue
City Fort Smith **County Name** Sebastian
Sq Ft 2,162 **Rate/SF** \$11.85 **Annual Rent** \$25,619.72
Lessor Name TSS - Division of Building Authority **Principal** N/A
Comments: One (1) year Lease Renewal with no other changes.

Lease Number S8344 **Start Date** 7/1/2020 **End Date** 6/30/2021
Lessee Name DFA - Revenue Division
Address #1 State Police Plaza Drive
City Little Rock **County Name** Pulaski
Sq Ft 4,205 **Rate/SF** \$13.24 **Annual Rent** \$55,672.56
Lessor Name ADPS - Division of Arkansas State Police **Principal** N/A
Comments: One (1) year agency-to-agency Lease Renewal with change in Lessor name.

Lease Number S8362 **Start Date** 6/1/2020 **End Date** 5/31/2021
Lessee Name ADPS - Arkansas State Police
Address 2403 East Harding Avenue
City Pine Bluff **County Name** Jefferson
Sq Ft 3,000 **Rate/SF** \$4.17 **Annual Rent** \$12,500.00
Lessor Name Arkansas Department of Corrections **Principal** N/A
Comments: One (1) year Lease Renewal with no other changes.

Lease Number S8421 **Start Date** 7/1/2020 **End Date** 6/30/2021
Lessee Name Bureau of Legislative Research
Address 1 Capitol Mall
City Little Rock **County Name** Pulaski
Sq Ft 65,025 **Rate/SF** \$11.50 **Annual Rent** \$747,787.44
Lessor Name TSS - Division of Building Authority **Principal** N/A
Comments: One (1) year Lease Renewal with no other changes.

LEASE RENEWALS:

Lease Number S8505 **Start Date** 7/1/2020 **End Date** 6/30/2021

Lessee Name Arkansas State University System

Address 501 Woodlane Street

City Little Rock **County Name** Pulaski

Sq Ft 1,437 **RateSF** \$13.54 **Annual Rent** \$19,697.04

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

Comments: One (1) year Lease Renewal with no other changes.

LEASE CHANGES:

Lease Number N9302 **Start Date** 3/1/2020 **End Date** 2/28/2063
Lessee Name City of Conway, Arkansas
Address 10 Lower Ridge Road and 1700 Museum Road
City Conway **County Name** Faulkner
Sq Ft **RateSF**
Lessor Name DHS - Division of Developmental Disabilities **Principal** N/A
Comments: Change Amendment to reflect addition of 57 Acres at DHS-DDS Don Owens Sports Complex/Curtis Walker Park. Total acreage now = 116.87.

Lease Number P2407 **Start Date** 1/1/2020 **End Date** 11/30/2020
Lessee Name DHS - County Operations
Address Highway 70/700 & 115 Stover Lane
City Hot Springs **County Name** Garland
Sq Ft 33165 **RateSF** \$14.53
Lessor Name Inspire Property Management, LLC **Principal** Larry Sturdivant
Comments: Change Amendment to reflect change in Lessor name, effective 1-1-20.

Lease Number P2881 **Start Date** 3/1/2020 **End Date** 8/31/2023
Lessee Name UALR - Mid-South Training Academy
Address 415 North McKinley Street
City Little Rock **County Name** Pulaski
Sq Ft 13244 **RateSF** \$17.59
Lessor Name Plaza West Properties, LLC **Principal** Bentley Badgett
Comments: Change Amendment to add 1,112 square feet (Suite 950) to current space with subsequent rent increase, effective 3-1-20.

Lease Number P9546 **Start Date** 1/1/2020 **End Date** 11/30/2021
Lessee Name DHS - County Operations
Address 355 West 1st Street
City Prescott **County Name** Nevada
Sq Ft 8243 **RateSF** \$8.48
Lessor Name Inspire Property Management, LLC **Principal** Larry Sturdivant
Comments: Change Amendment to reflect change in Lessor name, effective 1-1-20.

LEASE CHANGES:

Lease Number P9608 **Start Date** 1/1/2020 **End Date** 9/30/2021
Lessee Name DHS - County Operations
Address 601 East University Street
City Magnolia **County Name** Columbia
Sq Ft 14328 **RateSF** \$8.87
Lessor Name Inspire Property Management, LLC **Principal** Larry Sturdivant
Comments: Change Amendment to reflect change in Lessor name, effective 1-1-20.

Lease Number P9623 **Start Date** 1/1/2020 **End Date** 9/30/2021
Lessee Name DHS - County Operations
Address 2612 Spruce Street
City Lewisville **County Name** Lafayette
Sq Ft 6924 **RateSF** \$10.04
Lessor Name Inspire Property Management, LLC **Principal** Larry Sturdivant
Comments: Change Amendment to reflect change in Lessor name, effective 1-1-20.

Lease Number S8525 **Start Date** 12/1/2019 **End Date** 6/30/2021
Lessee Name Commerce - DWS - Adult Education, Rehabilitation Services, and Blind Services
Address 1 Commerce Way
City Little Rock **County Name** Pulaski
Sq Ft 16149 **RateSF** \$17.00
Lessor Name ADC - Arkansas Development Finance Aut **Principal** N/A
Comments: Change Amendment to correct Exhibit B for Rent Allocation.

LEASE CANCELLATIONS:

Lease Number P2102
Lessee Name Arkansas State Bank Department
Address 400 Hardin Road
City Little Rock **County Name** Pulaski
Lessor Name Woodmont Hardin, LLC
Comments: Agency letting lease expire 2-14-20 with no further obligation. Agency relocating to Commerce Building as a part of the Governor's Transformation Legislation.

Lease Number P2869
Lessee Name UAMS - Regional Programs - North Central
Address 1200 South Main Street
City Searcy **County Name** White
Lessor Name Unity Health
Comments: UAMS letting lease expire effective 2/29/20 with no further obligation by either party.

Lease Number P3107
Lessee Name Arkansas Waterways Commission
Address 10600 Industrial Harbor Drive
City Little Rock **County Name** Pulaski
Lessor Name Little Rock Port Authority
Comments: Lessor and Lessee agree to terminate lease early, effective 2-29-20 with no further obligation by either party.

Lease Number P3128
Lessee Name Commerce - Division of Workforce Services
Address 151 Highway 412
City Siloam Springs **County Name** Benton
Lessor Name The Alexander Family Limited Partnership
Comments: Arkansas Department of Commerce - Division of Workforce Services letting lease expire effective 02/29/20, with no further obligation by either party.

LEASE CANCELLATIONS:

Lease Number P8035
Lessee Name UAMS - Financial Management Services
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Lessor Name VRC Companies, LLC
Comments: Agency letting storage lease expire effective 1-31-20 with no further obligation by either party.

Lease Number P9311
Lessee Name UAMS - Department of Surgery
Address 1401 Murphy Drive
City Maumelle **County Name** Pulaski
Lessor Name Vital Records Control of Arkansas, Inc.
Comments: UAMS letting lease expire effective 2-29-20 with no further obligation by either party.

Lease Number P9956
Lessee Name UAMS - Department of Pediatrics - Head Start
Address 7415 Colonel Glenn Road
City Little Rock **County Name** Pulaski
Lessor Name Gaviranga Investments LLC
Comments: UAMS extended lease through the February 2020 for a flat storage fee of \$5,000 for that month, with lease to expire effective 2/29/20 and no further obligation by either party.

Lease Number S8409
Lessee Name Commerce - Arkansas Development Finance Authority
Address 900 West Capitol Avenue
City Little Rock **County Name** Pulaski
Lessor Name TSS - Division of Building Authority
Comments: ADFA letting sublease at 900 West Capitol Building - Suite 310 expire effective 2-29-20.

LEASE CANCELLATIONS:

Lease Number S8478

Lessee Name Arkansas Tech University

Address 501 Woodlane Street

City Little Rock

County Name Pulaski

Lessor Name TSS - Division of Building Authority

Comments: Lease terminated early, effective 2-29-20 due to construction on 2nd Floor Center to accommodate future state agency tenant for Transformation purposes.

II. Construction Section

Contracts:

Current Projects under Contract:	108	
Value of Current Projects:	\$	93,601,790.74
New Contracts:	10	
(See attached New Contract report)		
Value of New Contracts:	\$	3,470,713.00
Change Orders approved:	7	
(See attached Change Order report)		
Change Order Increase:	\$	242,916.62
Change Order Decrease:	-\$	5,285.00
Projects Completed:	5	
Value of Completed Projects:	\$	756,583.60

Bid Process and Openings:

Projects in the Bid Process	29
Bid Openings:	
(See attached Bid Opening Report)	6
Emergency Bid:	0
Rebid Projects:	1
Projects Within Budget:	5
Project Over Budget	1

Project Observations:

Field Inspections Conducted:	60
Final Inspections Conducted	9

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
5002013	Arkansas Department of Education	\$850,000.00
2019 HVAC Upgrades- Luther Harding Building		\$677,713.00
2 /4 /2020	Pettit & Pettit Consulting Engineers, Inc.	Design / Bid / Build
2:00:00 PM	Comfort Systems USA (Arkansas), Inc.	
6152007	TSS Division of Building Authority	\$264,000.00
AHU Replacement- Justice Building Courtroom		\$347,737.00
2 /19/2020	Pettit & Pettit Consulting Engineers, Inc.	Design / Bid / Build
2:00:00 PM	Comfort Systems USA (Arkansas), Inc.	
6152008	TSS Division of Building Authority	\$374,000.00
Alterations to 2nd Floor at Rockefeller Building		\$436,000.00
2 /19/2020	Division of Building Authority, In-House	Design / Bid / Build
2:30:00 PM	Wagner General Contractors, Inc	
7102007	Department of Human Services	\$475,000.00
Asbestos Abatement & Demo. Booneville HDC		\$178,416.00
2 /5 /2020	Morris and Associates Architects, Environmental Consultants	Design / Bid / Build
2:30:00 PM	Gerken Environmental Enterprises, Inc.	
7102009	Department of Human Services	\$250,000.00
HVAC Renovation Bldgs 7 & 10 AHC		\$254,502.00
2 /6 /2020	Lockeby & Associates, Inc.	Design / Bid / Build
2:30:00 PM	Comfort Systems USA (Arkansas), Inc.	
7102012	Department of Human Services	\$275,000.00
Upgrade Walk-in Cooler		\$212,000.00
2 /6 /2020	Lockeby & Associates, Inc.	Design / Bid / Build
3:00:00 PM	Hydeo, Inc.	

New Contracts

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount
Arkansas Department of Parks, Heritage and Tourism		
9001920	New Maintenance Complex at Lake Dardanelle	\$615,880.00
2 /3 /2020	AMR EWI Constructors Inc.	
9002002	Bath House & Equip. Shed White Oak Lake SP	\$460,560.00
2 /6 /2020	AMR Twobo, Inc.	
9002003	Campground B Camper Cabins Devils Den SP	\$369,810.00
2 /21/2020	Borne Firm Architects, P.A. Pick-It Construction Inc.	
Department of Human Services		
7101923	Sewage Treatment Facility Repairs Mansfield JTC	\$469,000.00
2 /12/2020	Morris and Associates Architects, Environmental Co M. Phillips Construction, Inc.	
7102004	Replacement Bldg. 80 Access System AHC	\$92,974.00
2 /27/2020	Lockeby & Associates, Inc. Triple S Alarm Company, Inc.	
7102008	ReRoof of Various Buildings at Conway HDC	\$287,635.00
2 /19/2020	Morris and Associates Architects, Environmental Co Trumble Construction Inc.	
7102009	HVAC Renovation Bldgs 7 & 10 AHC	\$254,502.00
2 /27/2020	Lockeby & Associates, Inc. Comfort Systems USA (Arkansas), Inc.	
7102011	Emer. Replace Upgrade Fire Alarm System Mansfield	\$119,815.00
2 /3 /2020	Lockeby & Associates, Inc. Johnson Controls and Fire Protection	
Military Department of Arkansas		
9751802	Mountain Home ARNG Readiness Center Re-Roof	\$305,000.00
2 /3 /2020	Brackett - Krennerich Architects M2 Roofing and Sheet Metal	

Agency Name	Project Name	
Project Number	Design Professional Name	
Date Approved	Contractor Name	Contract Amount
9751811	RMTC Obstacle Course	\$495,537.00
2 /24/2020	Halff + Marlar CWR Construction, Inc.	

Change Order Summary

5132001 School for the Deaf			Smith Associates Architects, P.A.		
Renovation of Parnell Hall Auditorium					
Bell Construction 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 /11/2020	3	Owner Requested	\$32,141.00	\$0.00	0
2 /11/2020	3	Unforeseen Condition	\$17,245.00	\$0.00	0
2 /11/2020	3	Item Not Shown Or Specified	\$3,025.00	\$0.00	0
2 /11/2020	3	Code / Regulation / Rule		(\$1,285.00)	0
2 /11/2020	3	Time Extension	\$0.00	\$0.00	45
7101919 Department of Human Services			Morris and Associates Architects, Environmental Consultants		
No-Climb Fence Repair and Sally-Port Mansfield JTC					
United Fence & Construction 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 /7 /2020	5	Owner Requested	\$33,873.07	\$0.00	0
9001821 Arkansas Department of Parks and Tourism			CEI Engineering Associates, Inc. CEI Engineering Associates, Inc.		
Lodge and Cabin Connection Trails					
Cove Creek 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>
2 /19/2020	2	Time Extension	\$0.00	\$0.00	70
9001923 Arkansas Department of Parks and Tourism			Taylor-Kempkes Architects		
Exterior Repairs at Cotton Gin Exhibit Bldg.					
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>
2 /21/2020	1	Time Extension	\$0.00	\$0.00	7
2 /21/2020	1	Owner Requested	\$15,199.91	\$0.00	0
9001929 Arkansas Department of Parks and Tourism			Taylor-Kempkes Architects		
Lodge Exterior Siding DeGray Lake SP					
Quality Construction Services, Inc.			Hostetler Builders, 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 /27/2020	1	Owner Requested	\$30,593.68	\$0.00	0
2 /27/2020	1	Unforeseen Condition	\$38,810.77	\$0.00	0
2 /27/2020	1	Unforeseen Condition	\$59,405.42	\$0.00	0
2 /27/2020	1	Unforeseen Condition	\$5,730.57	\$0.00	0

2 /27/2020	1	Unforeseen Condition	\$6,892.20	\$0.00	0
2 /27/2020	1	Time Extension	\$0.00	\$0.00	64

9751827 Military Department of Arkansas

Fennell Purifoy Architects

CMTC Building 1783 Renovation

Cornerstone Construction of Russellville, 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 /10/2020	3	Unforeseen Condition	\$0.00	(\$3,000.00)	0

9752001 Military Department of Arkansas

Pack Engineering

CMTC Advanced Electric Metering Project

DC Sparks 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>
2 /27/2020	1	Unforeseen Condition	\$0.00	(\$1,000.00)	0

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
5202001 Armory Reroof 2/13/2020 \$175,718.00 Taylor Kempkes Architects, P.A.	Department of Career Education Hot Springs, AR 16,790	Public Bid Plan Review Submittal Open for Review \$ 10.47
6152002 Backup Generator at Rockefeller Bldg. 2/3/2020 \$280,000.00 Pettit & Pettit Consulting Engineers, Inc.	TSS/Division of Building Authority Little Rock, AR NA	Public Bid Plan Review Submittal Open for Review NA
6152005D Grand Hall AV Lighting Phase 2 1/31/2020 \$214,609.00 DBA In-House	TSS/Division of Building Authority Governor's Mansion 2/28/2020 10,000 No	Public Bid Plan Review Submittal Waiting for Responses \$ 21.46 NA
6152008 Alterations to 2nd Floor Center, W.P. 1/31/2020 \$374,000.00 DBA In-House	TSS/Division of Building Authority Little Rock, AR 2/3/2020 10,425 No	Public Bid Approval to Bid Upgraded Closed \$ 35.87 NA
9001819 Mtn Bike Trail Parking & Restroom 2/25/2020 \$201,967.75 CEI Engineering Associates, Inc.	Parks & Tourism Hobbs State Park 2/28/2020 39,500 No	Gift/Donation Re-bid Closed \$ 5.09 NA
9001826 Waterline Replacement 2/4/2020 \$871,781.66 McClelland Engineering	Parks & Tourism DeGray Lake State Park 2/7/2020 NA Yes	Public Bid Approval to Bid Closed NA 9/7/2018
9001921 Exterior Improvements to Renfeld-Hinman 2/13/2020 \$88,582.50 Taylor Kempkes Architects, P.A.	Parks & Tourism Arkansas Post Museum State Park 2/19/2020 1,839 No	Public Bid Re-bid Closed \$ 48.17 NA
9002004 Storm Creek Lake Campground Renovation 2/6/2020 \$1,734,302.44 PMI (Pollution Management, Inc.)	Parks & Tourism Mississippi State Park 2/6/2020 5,040 No	Public Bid Approval to Bid Closed \$ 344.11 NA

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
9002006 Waterline Replacement 2/26/2020 \$83,842.00 Parks and Tourism In-House	Parks & Tourism Withrow Springs State Park 2/28/2020 NA No	Public Bid Approval to Bid Closed NA NA
9002009 Courtesy Dock Replacement 2/7/2020 \$184,415.00 CEI Engineering Associates, Inc.	Parks & Tourism DeGray Lake Resort State Park 2/28/2020 1,376 Yes	Public Bid Plan Review Submittal Waiting for Responses \$ 134.02 Pending
9002010 Two Toilet Facilities 2/13/2020 \$553,011.34 Taylor Kempkes Architects, P.A.	Parks & Tourism Crater of Diamonds State Park 2/19/2020 2,048 No	Public Bid Plan Review Submittal Waiting for Responses \$ 270.02 NA
9002011 Kimberlite Café Updates 2/19/2020 \$717,253.86 Taylor Kempkes Architects, P.A.	Parks & Tourism Crater of Diamonds State Park 2/28/2020 3,700 .	Public Bid Plan Review Submittal Open for Review \$ 193.85
9302002 Abandoned Mine Reclamation 1/10/2020 \$979,916.00 FTN Associates, Ltd.	Department of Environmental Quality 6514 Hwy 164 Hartman, AR 2/12/2020 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9752006 PEC Freedom Hall Latrine Remodel 2/6/2020 \$336,700.00 Lockeby & Associates, Inc.	Military Department North Little Rock, AR 2/12/2020 NA No	Public Bid Approval to Bid Closed NA NA
9752007 RMTC AASF Overhead Fuel Cover 1/29/2020 \$440,000.00 Halff + Marlar	Military Department Camp Robinson, North Little Rock, AR 2/6/2020 NA No	Public Bid Other Waiting for Responses NA NA
9752009 PEC Liberty Hall Plumbing 1/27/2020 \$578,000.00 Lockeby & Associates, Inc.	Military Department Camp J.T. Robinson, North Little Rock, 2/21/2020 NA No	Public Bid Plan Review Submittal Waiting for Responses NA NA
9752010 CMTC Barracks 1658 Alterations 1/27/2020 \$503,899.00 Benchmark Group	Military Department Fort Chaffee, AR 2/7/2020 4,740 No	Public Bid Plan Review Submittal Waiting for Responses \$ 106.31 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
9752011	Military Department	Public Bid
CMTC Barracks 1659 Alterations	Fort Chaffee, AR	Plan Review Submittal
1/27/2020	2/7/2020	Waiting for Responses
\$503,899.00	4,740	\$ 106.31
Benchmark Group	No	NA
9752012	Military Department	Public Bid
CMTC Barracks 1660 Alterations	Fort Chaffee, AR	Plan Review Submittal
1/27/2020	2/26/2020	Waiting for Responses
\$503,899.00	4,740	\$ 106.31
Benchmark Group	No	NA
9752013	Military Department	Public Bid
CMTC Barracks 1661 Alterations	Fort Chaffee, AR	Plan Review Submittal
1/27/2020	2/25/2020	Waiting for Responses
\$503,899.00	4,740	\$ 106.31
Benchmark Group	No	NA

Public School Accessibility Reviews

February 2020

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5002020	Huntsville CTE Building Approval to Proceed	2/6/2020	2/7/2020	Huntsville Schools Closed
5002028	High School Classroom Building Approval to Proceed	1/29/2020	2/6/2020	Spring Hill Schools Closed