



**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:** December Monthly Report

**DATE:** January 7, 2022

**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 December, 2021. 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  
December, 2021

## I. Real Estate Services

### NEW LEASES:

**Lease Number** P3229                      **Start Date** 1/1/2022    **End Date** 6/30/2022

**Lessee Name** Arkansas Tech University

**Property Name**

**Address** 165 South Broadway Avenue

**City** Booneville                      **County Name** Logan

**Sq Ft** 2,000    **RateSF** \$3.30    **Annual Rent** \$6,600

**Lessor Name** JC Wilson and Tasha Wilson                      **Principal** N/A

**Comments:** New Six (6) month Lease for Arkansas Tech University classroom space. Lease to be renewed 7/1/22 to coincide with fiscal year.

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**Lease Number** P3230                      **Start Date** 6/1/2022    **End Date** 5/31/2032

**Lessee Name** DHS - County Operations

**Property Name** Northwest Arkansas Mall, former Sears Building

**Address** 4201 North Shiloh Dive

**City** Fayetteville                      **County Name** Washington

**Sq Ft** 20,029    **RateSF** \$16.50    **Annual Rent** \$661,475

**Lessor Name** GCM NWA, LLC                      **Principal** James E. Redman

**Comments:** New ten (10) year Lease for relocation of DHS - County Operations office in Fayetteville. Lease for current location was not renewed by Lessor forcing the relocation.

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**Lease Number** P3231                      **Start Date** 12/1/2021    **End Date** 11/30/2023

**Lessee Name** UAMS - TOSH

**Property Name** Kanis Business Park

**Address** 1202 Business Park Drive

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

**Sq Ft** 12,600    **RateSF** \$4.85    **Annual Rent** \$61,110

**Lessor Name** JDRL Enterprises, LLC                      **Principal** Ray Lusk

**Comments:** New two (2) year Warehouse Lease for UAMS - Orthopedic Specialty Hospital.

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**NEW LEASES:**

**Lease Number** P3233                      **Start Date** 2/1/2022    **End Date** 1/31/2027

**Lessee Name** ADC- Division of Community Correction

**Property Name**

**Address** North Gaskill Street, Suite 11

**City** Huntsville                      **County Name** Madison

**Sq Ft** 2,000    **RateSF** \$9.00    **Annual Rent** \$18,000

**Lessor Name** Ray and Company, LLC                      **Principal** Danny L. Ray

**Comments:** New five (5) year Lease in Huntsville for a new ADC - Divison of Community Correction office.

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**LEASE RENEWALS:**

**Lease Number** N9210                      **Start Date** 2/1/2022    **End Date** 1/31/2024  
**Lessee Name** Magazine Telephone Company  
**Address** (Water Tower) 87 Reed Road Highway 116 South  
**City** Booneville                              **County Name** Logan  
**Sq Ft** 1,200    **RateSF**                              **Annual Rent** \$1,920.00  
**Lessor Name** DHS - Division of Developmental Disabilities    **Principal** N/A  
**Comments:** Two (2) year Tower Lease Lease Renewal with no other changes.

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**Lease Number** N9296                      **Start Date** 12/1/2021    **End Date** 11/30/2022  
**Lessee Name** Ashley County, Arkansas  
**Address** 209 Main Street  
**City** Crossett                                      **County Name** Ashley  
**Sq Ft** 160    **RateSF** \$7.50    **Annual Rent** \$1,200.00  
**Lessor Name** DFA - Revenue Division                              **Principal** N/A  
**Comments:** One (1) year Sublease Renewal with no other changes.

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**Lease Number** N9398                      **Start Date** 1/1/2022    **End Date** 12/31/2022  
**Lessee Name** Rite of Passage, Inc.  
**Address** 750 Lafayette Road 16  
**City** Lewisville                                      **County Name** Lafayette  
**Sq Ft** 21,169    **RateSF**                              **Annual Rent** \$1.00  
**Lessor Name** DHS - Division of Youth Services                              **Principal** N/A  
**Comments:** One (1) year Public Advantage Lease Renewal with no other changes.

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**Lease Number** N9406                      **Start Date** 3/1/2022    **End Date** 2/28/2023  
**Lessee Name** Harbor House, Incorporated of Fort Smith, Arkansas  
**Address** 604 Walnut Street  
**City** Texarkana                                      **County Name** Miller  
**Sq Ft** 1,646    **RateSF** \$0.00    **Annual Rent** \$1.00  
**Lessor Name** ADC - Division of Community Correction                              **Principal** N/A  
**Comments:** One (1) year Lease Renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** P2009                      **Start Date** 3/1/2022    **End Date** 2/29/2024  
**Lessee Name** Arkansas Department of Corrections  
**Address** Meadow Road  
**City** Luxora                                      **County Name** Mississippi  
**Sq Ft**                                      **RateSF**                                      **Annual Rent** \$1.00  
**Lessor Name** Mississippi County, Arkansas                      **Principal** N/A  
**Comments:** Two (2) year Public Advantage Lease Renewal with no other changes.

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**Lease Number** P2019                      **Start Date** 2/1/2022    **End Date** 1/31/2024  
**Lessee Name** DFA - Office of Child Support Enforcement  
**Address** 2701 East Race Street  
**City** Searcy                                      **County Name** White  
**Sq Ft**                                      8,000    **RateSF**                                      \$10.49    **Annual Rent** \$94,347.00  
**Lessor Name** Race Street Plaza, LLC                      **Principal** Stuart Dalrymple  
**Comments:** Two (2) year Lease Renewal with a flat two percent (2%) rent increase and Lessor to renovate front reception area.

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**Lease Number** P2145                      **Start Date** 2/1/2022    **End Date** 1/31/2027  
**Lessee Name** DFA - Office of Child Support Enforcement  
**Address** 800 East Main Street  
**City** Russellville                                      **County Name** Pope  
**Sq Ft**                                      11,000    **RateSF**                                      \$11.83    **Annual Rent** \$130,093.56  
**Lessor Name** RVI Investments, LLC                      **Principal** Chris Abington  
**Comments:** Five (5) year Lease Renewal with a flat two percent (2%) rate increase for the term. Lessor will install new commercial grade carpet and cove base approved by Lessee

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**Lease Number** P2219                      **Start Date** 2/1/2022    **End Date** 1/31/2024  
**Lessee Name** ADPS - Arkansas State Crime Laboratory  
**Address** 325 West Capitol Avenue  
**City** Little Rock                                      **County Name** Pulaski  
**Sq Ft**                                                           **RateSF**                                      **Annual Rent** \$1,239.96  
**Lessor Name** VRC Companies, LLC                      **Principal** Bobby Horton  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** P2340                      **Start Date** 3/1/2022    **End Date** 2/28/2023  
**Lessee Name** ADC - Division of Community Correction  
**Address** 615 West First Avenue  
**City** Crossett                                      **County Name** Ashley  
**Sq Ft** 1,500    **RateSF** \$3.54    **Annual Rent** \$5,310.00  
**Lessor Name** Doug Webb, Trustee of Webb Irrevocable T **Principal** Doug Webb  
**Comments:** One (1) year Lease Renewal with no other changes.

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**Lease Number** P2363                      **Start Date** 1/1/2022    **End Date** 12/31/2024  
**Lessee Name** DFA - Office of Child Support Enforcement  
**Address** 105 West Capitol Avenue  
**City** Little Rock                                      **County Name** Pulaski  
**Sq Ft** 22,267    **RateSF** \$16.45    **Annual Rent** \$366,228.48  
**Lessor Name** Gupta Vanderbilt Court I Limited Partnership **Principal** Kristine Gupta  
**Comments:** Three (3) year Lease Renewal with a flat three percent (3%) increase in rent and Lessor performing a wide range of repairs/improvements.

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**Lease Number** P2480                      **Start Date** 2/1/2022    **End Date** 1/31/2027  
**Lessee Name** Arkansas State Bank Department  
**Address** 750 Mathias Drive  
**City** Springdale                                      **County Name** Washington  
**Sq Ft** 4,000    **RateSF** \$14.00    **Annual Rent** \$56,000.04  
**Lessor Name** Mathias Shopping Centers, Inc.                      **Principal** Samuel H. Mathias  
**Comments:** Five (5) year Lease Renewal/Expansion with an addition of 1,500 square feet and Lessor to complete Tenant Improvements. Rent to escalate by five percent (5%) in year 3 and year 5.

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**Lease Number** P2487                      **Start Date** 1/1/2022    **End Date** 12/31/2022  
**Lessee Name** Arkansas State Military Department  
**Address** 3049-A North College Avenue  
**City** Fayetteville                                      **County Name** Washington  
**Sq Ft** 5,800    **RateSF** \$6.60    **Annual Rent** \$38,285.40  
**Lessor Name** Mathias Shopping Centers, Inc.                      **Principal** Arthur Thurman  
**Comments:** One (1) year Lease Renewal with \$92.93 increase in monthly rent and Lessor to complete minor repairs.

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**LEASE RENEWALS:**

**Lease Number** P2736                      **Start Date** 2/1/2022    **End Date** 1/31/2028

**Lessee Name** TSS - Division of Building Authority

**Address** Capitol Avenue and Iazard 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.

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**Lease Number** P2737                      **Start Date** 3/1/2022    **End Date** 2/29/2028

**Lessee Name** TSS - 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.

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**Lease Number** P2868                      **Start Date** 1/1/2022    **End Date** 12/31/2023

**Lessee Name** U of A System, Division of Agriculture

**Address** 102 NE Front Street

**City** Lonoke    **County Name** Lonoke

**Sq Ft**                      1,500    **RateSF**                      \$10.00    **Annual Rent** \$15,000.00

**Lessor Name** Gary Elmore                                      **Principal** Gary Elmore

**Comments:** Two (2) year Lease Renewal with change in Lessee's name.

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**Lease Number** P2912                      **Start Date** 4/1/2022    **End Date** 3/31/2023

**Lessee Name** ADC - Division of Community Correction

**Address** 2105 Malcolm Avenue

**City** Newport    **County Name** Jackson

**Sq Ft**                      3,762    **RateSF**                      \$9.73    **Annual Rent** \$36,600.00

**Lessor Name** Village Mall, Inc.                                      **Principal** John L. Conner, Jr.

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

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**LEASE RENEWALS:**

**Lease Number** P3014                      **Start Date** 3/1/2022    **End Date** 2/28/2023  
**Lessee Name** UAMS - Northwest, Community Health and Research Department  
**Address** 614 East Emma Avenue  
**City** Springdale                                      **County Name** Washington  
**Sq Ft** 120    **RateSF** \$8.60    **Annual Rent** \$1,032.00  
**Lessor Name** The Jones Trust - Northwest Arkansas Non- **Principal** Zelda Parson  
**Comments:** One (1) year Lease Renewal with a \$84.00 increase in annual rent.

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**Lease Number** P3055                      **Start Date** 1/1/2022    **End Date** 12/31/2023  
**Lessee Name** Henderson State University  
**Address** Dexter B. Florence Airport  
**City** Arkadelphia                                      **County Name** Clark  
**Sq Ft**                      **RateSF**                      **Annual Rent** \$19,500.00  
**Lessor Name** City of Arkadelphia, Arkansas                      **Principal** N/A  
**Comments:** Two (2) year Airport Hangar Lease Renewal with no other changes.

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**Lease Number** P3084                      **Start Date** 1/1/2022    **End Date** 12/31/2023  
**Lessee Name** Arkansas Legislative Audit  
**Address** 257 Airport Boulevard  
**City** Ozark    **County Name** Franklin  
**Sq Ft** 1,200    **RateSF** \$5.84    **Annual Rent** \$7,008.12  
**Lessor Name** Sossamon Farms, LLC                      **Principal** Bill Sossamon  
**Comments:** Two (2) year Lease Renewal with a flat three percent (3%) rent increase and change in Lessor name.

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**Lease Number** P3152                      **Start Date** 1/1/2022    **End Date** 12/31/2023  
**Lessee Name** Black River Tech College -Nursing and Allied Health  
**Address** 900 West Kingshighway  
**City** Paragould                                      **County Name** Greene  
**Sq Ft** 2,200    **RateSF** \$10.00    **Annual Rent** \$21,999.96  
**Lessor Name** Arkansas Methodist Hospital Corporation                      **Principal** Barry Davis  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**LEASE RENEWALS:**

**Lease Number** P6478      **Start Date** 10/1/2021      **End Date** 9/30/2031

**Lessee Name** Arkansas Educational Television Network

**Address** Section 12, T13N

**City** Winslow      **County Name** Washington

**Sq Ft**      **RateSF**      **Annual Rent** \$26,400.00

**Lessor Name** Dave and Ardith Tackett Living Trust      **Principal** Karla Keller, Trustee

**Comments:** Ten (10) year Land Lease Renewal for a tower site. Lessee has the right to terminate lease without cause by providing ninety (90) days' notice to Lessor through DBA.

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**Lease Number** P8049      **Start Date** 3/1/2022      **End Date** 2/29/2024

**Lessee Name** DHS - County Operations

**Address** 123 West 18th Street

**City** El Dorado      **County Name** Union

**Sq Ft** 17,800      **RateSF** \$9.30      **Annual Rent** \$165,540.00

**Lessor Name** Glen R. Paige And/Or Jill T. Paradise-Paige      **Principal** Glen R. Paige

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

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**Lease Number** P8051      **Start Date** 3/1/2022      **End Date** 2/29/2024

**Lessee Name** DHS - County Operations

**Address** 2505 Pine Bluff Street

**City** Malvern      **County Name** Hot Spring

**Sq Ft** 6,400      **RateSF** \$8.31      **Annual Rent** \$53,184.00

**Lessor Name** YYY Holdings Limited Partnership      **Principal** J.R. Young

**Comments:** Two (2) year Lease Renewal with Lessor performing various repairs/improvements.

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**Lease Number** P9346      **Start Date** 1/1/2022      **End Date** 12/31/2023

**Lessee Name** Arkansas Agriculture Department - Arkansas Forestry Commission

**Address** Highway 353

**City** Hardy      **County Name** Sharp

**Sq Ft**      **RateSF** \$0.00      **Annual Rent** \$300.00

**Lessor Name** Judy Batterton      **Principal** Judy Batterton

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

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**LEASE RENEWALS:**

**Lease Number** P9366                      **Start Date** 1/1/2022    **End Date** 12/31/2022  
**Lessee Name** Arkansas Department of Parks, Heritage 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:** One (1) year Lease Renewal with Lessor to complete various repairs/improvements.

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**Lease Number** P9483                      **Start Date** 4/1/2022    **End Date** 3/31/2024  
**Lessee Name** DHS - County Operations  
**Address** #2 Bruce Street  
**City** Morrilton                                      **County Name** Conway  
**Sq Ft** 10,560    **RateSF** \$7.88    **Annual Rent** \$83,191.68  
**Lessor Name** Conway County Human Service Facilities Bo **Principal** N/A  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** P9622                      **Start Date** 4/1/2022    **End Date** 3/31/2024  
**Lessee Name** DHS - County Operations  
**Address** 1200 Highway 33 North  
**City** Augusta                                      **County Name** Woodruff  
**Sq Ft** 8,100    **RateSF** \$8.71    **Annual Rent** \$70,551.00  
**Lessor Name** M & M Rentals, LLC                                      **Principal** David West  
**Comments:** Two (2) year Lease Renewal with no other changes.

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**Lease Number** P9764                      **Start Date** 2/1/2022    **End Date** 1/31/2023  
**Lessee Name** ADC - Division of Community Correction  
**Address** 309 Highway 425 South  
**City** Monticello                                      **County Name** Drew  
**Sq Ft** 4,200    **RateSF** \$8.31    **Annual Rent** \$34,902.00  
**Lessor Name** Newman Rental Company, LLC                                      **Principal** Dale A. Newman  
**Comments:** One (1) year Lease Renewal with rate increase from \$7.96 per square foot to \$8.31 per square foot.

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**LEASE RENEWALS:**

**Lease Number** S8416                      **Start Date** 1/1/2022    **End Date** 12/31/2022

**Lessee Name** Commerce - Division of Workforce Services

**Address** 7648 Victory Boulevard

**City** Newport                                      **County Name** Jackson

**Sq Ft** 2,685    **RateSF** \$10.00    **Annual Rent** \$26,850.00

**Lessor Name** Arkansas State University - Newport                      **Principal** N/A

**Comments:** One (1) year State-to-State Lease Renewal with change in Lessee's name.

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**LEASE CHANGES:**

**Lease Number** P3190                      **Start Date** 5/1/2021    **End Date** 4/30/2026  
**Lessee Name** UAMS  
**Address** 3401 Springhill Drive  
**City** North Little Rock                      **County Name** Pulaski  
**Sq Ft** 6549                      **RateSF** \$24.50  
**Lessor Name** Multi-Management Services, Inc.                      **Principal** Todd Hart  
**Comments:** Change Amendment to adjust the Additional Rent amount to reflect the construction cost of Clean Room.

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**Lease Number** P3206                      **Start Date** 12/6/2021    **End Date** 12/31/2031  
**Lessee Name** Commerce - DWS - Rehabilitation Services  
**Address** 3715 North Business Drive  
**City** Fayetteville                      **County Name** Washington  
**Sq Ft** 13346                      **RateSF** \$17.00  
**Lessor Name** CBP Realty LLC                      **Principal** R. Patrick Cameron  
**Comments:** Lease Commencement Amendment to allow the lease to begin 12/06/21 and to outline the Lessee's pro rata share of utility costs.

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**Lease Number** P3222                      **Start Date** 12/1/2021    **End Date** 12/31/2026  
**Lessee Name** TSS - Division of Information Systems  
**Address** 11025 Anderson Drive  
**City** Little Rock                      **County Name** Pulaski  
**Sq Ft** 1829                      **RateSF** \$12.75  
**Lessor Name** Paramount Holdings LLC                      **Principal** Haitham Alley  
**Comments:** Commencement Amendment to adjust the start date of the lease to 12/1/21 rather than 1/1/22 and to acknowledge Substantial Completion of Tenant Improvements.

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**LEASE CANCELLATIONS:**

**Lease Number** N9064  
**Lessee Name** Dermott Industrial Development Corporation  
**Address** Highway 208  
**City** Dermott **County Name** Chicot  
**Lessor Name** DHS - Division of Youth Services  
**Comments:** Sublessor and Sublessee agree to let Public Advantage Sublease expire early effective 10/31/21. Master Lease P9711 between the same parties to remain in effect.

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**Lease Number** N9156  
**Lessee Name** Gary E. Stearman, Sr.  
**Address** N/A  
**City** Prairie Grove **County Name** Washington  
**Lessor Name** Arkansas Department of Parks and Tourism  
**Comments:** Land Lease N9156 to expire on 12/31/21 and be combined with Land Lease N9163 with the same Lessee.

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**Lease Number** N9268  
**Lessee Name** Arkansas Human Development Corporation  
**Address** 130 West Waterman Street  
**City** Dumas **County Name** Desha  
**Lessor Name** Commerce - Division of Workforce Services  
**Comments:** Sublease terminated early effective 12/31/21 with no further obligation by either party. Early termination due to Dumas DWS office (P2774) consolidation to Monticello location.

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**Lease Number** N9317  
**Lessee Name** Southeast Arkansas Economic Development District, Inc.  
**Address** 130 Waterman Street  
**City** Dumas **County Name** Desha  
**Lessor Name** Commerce - Division of Workforce Services  
**Comments:** Sublease terminated early effective 12/31/21 with no further obligation by either party. Early termination due to Dumas DWS office (P2774) consolidation to Monticello location.

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**LEASE CANCELLATIONS:**

**Lease Number** N9368  
**Lessee Name** Rafael Otero  
**Address** 300 East 6th Street  
**City** Texarkana **County Name** Miller  
**Lessor Name** UAMS - Regional Programs - UAMS Southwest  
**Comments:** Sublease to expire effective 12/31/21 with no further obligation by either party.

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**Lease Number** N9371  
**Lessee Name** Arkansas Nurses Association  
**Address** 1123 South University Avenue, Portion of Suite 101  
**City** Little Rock **County Name** Pulaski  
**Lessor Name** ADH - State Board of Nursing  
**Comments:** State-to-Private Sublease to expire effective 12/31/21 with no further obligation by either party.

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**Lease Number** N9374  
**Lessee Name** Semahtronix, LLC  
**Address** 300 Corrections Drive  
**City** Newport **County Name** Jackson  
**Lessor Name** ADC - Division of Correction  
**Comments:** State-to-Private Public Advantage Lease to expire effective 12/31/21 with no further obligation by either party.

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**Lease Number** N9401  
**Lessee Name** Hope of the Delta Center  
**Address** 228 West Tyler Street  
**City** West Memphis **County Name** Crittenden  
**Lessor Name** ADC - Division of Community Correction  
**Comments:** ADC-Div. of Community Correction allowing Sublease to expire early effective 12/31/21 per request by Sublessee.

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**LEASE CANCELLATIONS:**

**Lease Number** P2649  
**Lessee Name** Arkansas State Military Department  
**Address** 2050 Hardin Drive  
**City** Jacksonville **County Name** Pulaski  
**Lessor Name** MRP Jacksonville AR, LLC  
**Comments:** Lease to expire effective 12/31/21. State Military evaluating their recruitment traffic and chose to close this office in Pulaski County.

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**Lease Number** P2774  
**Lessee Name** Commerce - Division of Workforce Services  
**Address** 130 West Waterman Street  
**City** Dumas **County Name** Desha  
**Lessor Name** City of Dumas, Arkansas  
**Comments:** Lease to expire effective 12/31/21 with no further obligation by either party. Consolidated with existing DWS office in Monticello.

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**Lease Number** P6364  
**Lessee Name** Commerce - Division of Workforce Services - Rehabilitation Ser  
**Address** 206 Shoppingway Boulevard  
**City** West Memphis **County Name** Crittenden  
**Lessor Name** Guaranty Loan & Real Estate Co.  
**Comments:** Lease to expire, effective 12-31-21, with no further obligation by either party. Consolidated with DWS office on the ASU Mid-South campus in West Memphis.

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**Lease Number** P6448  
**Lessee Name** Commerce - Division of Workforce Services  
**Address** 23 Sherwood Plaza  
**City** Clarksville **County Name** Johnson  
**Lessor Name** Cogan Family, LLC  
**Comments:** Lease to expire, effective 12-31-21, with no further obligation by either party. Office consolidated with existing Russellville DWS office.

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**LEASE CANCELLATIONS:**

**Lease Number** P9488  
**Lessee Name** Department of Career Education - Division of Rehabilitation Ser  
**Address** 4058 North College Avenue  
**City** Fayetteville **County Name** Washington  
**Lessor Name** American Residential Group, LLC  
**Comments:** Lease to expire effective 12/31/21 with no further obligation by either party. Forced relocation as Lessor was unwilling to renew Lease. New Lease is P3206.

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**Lease Number** S8108  
**Lessee Name** ADH - State Board of Examiners in Speech - Lang Pathology an  
**Address** 101 East Capitol Avenue  
**City** Little Rock **County Name** Pulaski  
**Lessor Name** TSS - Division of Building Authority  
**Comments:** DBA allowing State-to-State Lease to expire early effective 12/31/21 per request by Lessee. Consolidating with Dept of Health in Pulaski County.

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## II. Construction Section

### Contracts:

Current Projects under Contract:	122	
Value of Current Projects:	\$	104,248,283.69
New Contracts:	5	
(See attached New Contract report)		
Value of New Contracts:	\$	2,227,596.00
Change Orders approved:	10	
(See attached Change Order report)		
Change Order Increase:	\$	594,788.74
Change Order Decrease:	-\$	1,700.51
Projects Completed:	2	
Value of Completed Projects:	\$	5,166,081.09

### Bid Process and Openings:

Projects in the Bid Process	23
Bid Openings:	
(See attached Bid Opening Report)	2
Emergency Bid:	0
Rebid Projects:	1
Projects Within Budget:	1
Project Over Budget	1

### Project Observations:

Field Inspections Conducted:	68
Final Inspections Conducted	4

**Bid Openings**

<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>4802108</b>	<b>Department of Corrections</b>	\$150,000.00
Replacement of Kitchen HVAC Unit		\$145,944.00
12/7 /2021	Lockeby & Associates, Inc.	Design / Bid / Build
2:00:00 PM	River City Mechanical, Inc	
<b>4802201</b>	<b>Department of Correction</b>	\$800,000.00
Lethal Fence Control System Renovation		\$1,080,000.00
12/21/2021	Lockeby & Associates, Inc.	Design / Bid / Build
2:30:00 PM	Shields & Associates, Inc.	

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**New Contracts**

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

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**Arkansas Department of Parks, Heritage and Tourism**

9001826	Waterline Replacement DeGray Lake Resort	\$834,700.00
12/2 /2021	McClelland Consulting Engineers, Inc. Square One Enterprises Corporation	

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**Department of Parks, Heritage and Tourism**

9002110	Roof and HVAC Improvements at Queen Wilhelmina	\$247,999.00
12/16/2021	Allison Architects JD Martin Construction Services Inc	

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**Department of the Military**

9752103	CMTC Building 1704 S&A Renovation	\$249,307.00
12/2 /2021	Architecture Plus, Inc. Legacy Construction Management, Inc.	

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**Division of Community Correction**

4852103	East Central Unit ACC Center Reroof	\$516,590.00
12/17/2021	Wittenberg Delony & Davidson Architects Delta Roofing & Sheet Metal	

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**TSS Division of Building Authority**

6152201	3rd Floor Renovation Rockefeller Building	\$379,000.00
12/3 /2021	TSS Division of Building Authority, IN-HOUSE Carson & Associates, Inc.	

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## Change Order Summary

**5002141 Department of Education** Pettit & Pettit Consulting Engineers, Inc.  
 Renovations to the Luther Hardin Building  
 Carson & Associates, Inc.

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/22/2021	1	Time Extension	\$0.00	\$0.00	21
12/22/2021	1	Owner Requested	\$18,493.61	\$0.00	0

**5162102B Arkansas Educational Television Network** Vertical Structures  
 AWIN Tower Site Designs - Forrest City  
 Enertech Resources LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/30/2021	2	Unforeseen Condition	\$13,164.71	\$0.00	0
12/30/2021	2	Owner Requested	\$2,400.00	\$0.00	0
12/30/2021	2	Time Extension	\$0.00	\$0.00	88

**5162102C Arkansas Educational Television Network** Vertical Structures  
 AWIN Tower Site Design Gaither  
 Enertech Resources LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/30/2021	1	Time Extension	\$0.00	\$0.00	17
12/30/2021	1	Unforeseen Condition	\$36,833.35	\$0.00	0

**6151705 TSS Division of Building Authority** AMR  
 Justice Building 2020 Additions / Renovation  
 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>
12/6 /2021	3	Item Not Shown Or Specified	\$796.17	\$0.00	0
12/6 /2021	3	Unforeseen Condition	\$0.00	(\$1,700.51)	0
12/17/2021	4	Unforeseen Condition	\$314,413.48	\$0.00	0

**7102113 Department of Human Services** Lockeby & Associates, Inc.  
 Living Units Renovation Arkadelphia HDC  
 Bradford Scruggs, LLC

<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/9 /2021	1	Unforeseen Condition	\$72,737.14	\$0.00	0
12/9 /2021	1	Time Extension	\$0.00	\$0.00	92

<b>9002105</b>	<b>Department of Parks, Heritage and Tourism</b>	<b>ASP Architect</b>			
Skylight Reno. At Prairie Grove Battlefield SP					
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>
12/15/2021	1	Time Extension	\$0.00	\$0.00	257
<b>9002107</b>	<b>Department of Parks, Heritage and Tourism</b>	<b>Pollution Management, Inc.</b>			
Area B Campground Reno at Petit Jean State Park					
Crow Group, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/21/2021	6	Time Extension	\$0.00	\$0.00	4
12/21/2021	6	Unforeseen Condition	\$17,577.98	\$0.00	0
<b>9302101</b>	<b>Division of Environmental Quality</b>	<b>Civil &amp; Environmental Consultants Inc</b>			
Brotherton High Wall Reclamation					
Axioo Construction, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/10/2021	2	Unforeseen Condition	\$48,972.30	\$0.00	0
<b>9302102</b>	<b>Division of Environmental Quality</b>	<b>FTN Associates, Ltd.</b>			
Former Hunt Town South Coal Mine AML Phase II High					
Axioo Construction, Inc.					
<i>Date</i>	<i>C/O #</i>	<i>Change Order Reason</i>	<i>Amount Increase</i>	<i>Amount Decrease</i>	<i>Days</i>
12/9 /2021	1	Time Extension	\$0.00	\$0.00	30
12/9 /2021	1	Owner Requested	\$69,400.00	\$0.00	0

III. Design Review Section

*Plan Reviews*

<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>
4802111 Reroof the 3 Buildings at Pine Bluff 11/3/2021 \$4,369,881.00 Wittenberg, Delony & Davidson, Inc.	Department of Correction Pine Bluff, AR 12/7/2021 186,164 No	Public Bid Approval to Bid Closed \$ 23.47 NA
4802207 Expanded Metal Rec Yards at Tucker 12/6/2021 \$2,246,805.00 Wittenberg, Delony & Davidson, Inc.	Department of Correction Tucker, AR 12/27/2021 28,270 No	In House Labor Additional Review Comments Closed \$ 79.47 NA
5522201 Turnbow Automotive Center Re-roof 11/19/2021 \$198,000.00 Wittenberg, Delony & Davidson, Inc.	Northwest Technical Institute Springdale, AR 12/28/2021 6,300 No	Public Bid Plan Review Submittal Waiting for Responses \$ 34.42 NA
7102203 Reroof Portions of the Flat Roof, Bldg 80 12/3/2021 \$206,000.00 Morris & Associates	Department of Human Services Benton, AR 12/13/2021 15,000 No	Public Bid Approval to Bid Closed \$ 13.73 NA
9002012 Installation of 2 Vault Restrooms 12/6/2021 \$168,882.85 Parks and Tourism In-House	Parks, Heritage & Tourism Cossatot State Park 12/13/2021 1,289 No	Public Bid Approval to Bid Closed \$ 131.00 NA
9002017 WWTP Replacement 12/6/2021 \$583,625.00 Pickering Firm, Inc.	Parks, Heritage & Tourism Lake Charles State Park NA No	Public Bid Approval to Bid Open for Review NA NA
9002212A New Visitor Center 11/16/2021 \$9,063,915.00 Polk Stanley Wilcox Architects	Parks, Heritage & Tourism Pinnacle Mountain State Park 12/1/2021 12,675 Yes	Alternative Delivery Plan Review Submittal Waiting for Responses \$ 715.10 12/1/2021
9002213 New Toilet Facility 12/10/2021 \$388,423.15 Taylor Kempkes Architects, P.A.	Parks, Heritage & Tourism Plantation Agriculture Museum State Park 3,545 In Review	Public Bid Plan Review Submittal Open for Review \$ 81.61

<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>
9602202 Arkansas State Police Training Building 12/21/2021 \$4,234,157.00 WER Architects	Arkansas State Police 4800 Loop Road, North Little Rock, AR- 12/30/2021 9,832 No	Other Plan Review Submittal Waiting for Responses \$ 430.65 NA
9752148 CMTC Building 1446 Renovations 12/13/2021 \$250,747.00 Fennell Purifoy Architects	Military Department Fort Chaffee, AR 12/28/2021 2,332 No	Public Bid Approval to Bid Closed \$ 107.52 NA
9752149 CMTC Building 1536 12/13/2021 \$238,528.00 Fennell Purifoy Architects	Military Department Fort Chaffee, AR 12/20/2021 2,332 No	Public Bid Approval to Bid Closed \$ 102.28 NA
9752203 RMTC Yorktown, SGT Young Halls 12/21/2021 \$712,843.00 Pack Engineering	Military Department Camp Robinson, North Little Rock, Ar NA No	Public Bid Approval to Bid Open for Review NA NA
9752208 CMTC Building 1450 Reno 11/12/2021 \$346,560.00 Tim A. Risley and Associates	Military Department Fort Chaffee, AR 12/13/2021 2,432 No	Public Bid Plan Review Submittal Waiting for Responses \$ 142.00 NA
9752209 CMTC Bldg 1438 DFAC Reno 12/3/2021 \$352,440.00 Tim A. Risley and Associates	Military Department Fort Chaffee, AR 12/30/2021 2,498 No	Public Bid Plan Review Submittal Waiting for Responses \$ 141.09 NA

## Public School Accessibility Reviews

December 2021

Project #	Project Description Review Type	Date Received	Date Completed	School District Current Status
5002117	McClellan Approval to Proceed	11/24/2021	12/2/2021	Little Rock Schools Closed
5002212	Middle School Tennis Approval to Proceed	11/23/2021	12/13/2021	Texarkana Schools Closed
5002213	Junior High Amphitheater Approval to Proceed	11/23/2021	12/15/2021	Beebe Schools Closed
5002214	Bus Garage Plan Review Submittal Approval to Proceed	12/7/2021 12/22/2021	12/20/2021	Malvern Schools Closed Open for Review
5002215	Baseball Lockers and Agri Barn Plan Review Submittal	12/17/2021	12/30/2021	Mayflower Schools Waiting for Responses
5002216	Middle School Food Storage Building Plan Review Submittal	12/22/2021		Highland Schools Open for Review
5002217	High School FEMA Shelter Plan Review Submittal	12/22/2021		Harmony Grove Open for Review