

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 19, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>To authorize a joint venture contract with East Harding Construction and 1911 Construction to provide Construction Management Services for the Little Rock District Court Building and Little Rock Police Department Property Room to be located at 700 West Markham Street.</p>	<p style="text-align: center;">Ordinance √ Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
SYNOPSIS	<p>A resolution to authorize the City Manager to enter into a joint venture contract with East Harding Construction and 1911 Construction to provide Construction Management Services for the Little Rock District Court Building and Little Rock Police Department Property Room to be located at 700 West Markham Street.</p>	
FISCAL IMPACT	<p>The total project budget for the facility is \$9,600,000.00, which includes \$1,600,000.00 from the City’s General Fund for the Little Rock Police Department Property Room and \$8,000,000.00 from authorized Bond Project Funds for the Court Facility. The fee for Construction Management Services is 5.5%, of \$828,000.00, of the total cost of the project. Funding for the Construction Management Services will come from the Little Rock Police Department, Account No. 108529-S52C460.</p>	
RECOMMENDATION	<p>Approval of the resolution.</p>	
BACKGROUND	<p>The special election to continue the millage rate in August 2022 included funding for a new District Court Facility and Property Room for the Little Rock Police Department.</p>	

**BACKGROUND
CONTINUED**

Once the old Little Rock Police Department Headquarters is demolished, Construction Management Services will be needed to provide Pre-construction Services, that will include assisting the City with the selection of a qualified Architect; collaboration with the Architect and Engineering Team to develop a Conceptual Design Plan and Construction Budget; and to ensure that the project is designed to budget, including 100% construction documents and a competitively bid Guaranteed Maximum Price for construction.

Upon approval of the Guaranteed Maximum Price, the joint venture will provide Construction Phase Services as General Contractor.

Bid Number 2135 was issued for Construction Management Services, and East Harding Construction and 1911 Construction, a Joint Venture, received the highest scoring proposal from the Selection Committee.