

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 7, 2021 AGENDA**

<p><b>Subject:</b></p> <p>Amendment to Agreement for Construction Management Services for the Willie L. Hinton Neighborhood Resource Center Rehabilitation Project.</p> <p><b>Submitted By:</b></p> <p>Housing &amp; Neighborhood Programs Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">Ordinance √ <b>Resolution</b></p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p><b>SYNOPSIS</b></p>	<p>A resolution to authorize the City Manager to amend the current Construction Management Services Agreement with East-Harding, Inc., for the Willie L. Hinton Neighborhood Resource Center Renovation Project in order to reflect and approve the final Guaranteed Maximum Price for Phase 1a of the project.</p>	
<p><b>FISCAL IMPACT</b></p>	<p>The total Guaranteed Maximum Price is \$907,819.00, which is the base amount of \$883,669.00, plus a 3% Construction Contingency in the amount of \$24,150.00. Funding for Phase 1a of this project comes from Account No. 108129-S10C298.</p>	
<p><b>RECOMMENDATION</b></p>	<p>Approval of the resolution.</p>	
<p><b>BACKGROUND</b></p>	<p>The City’s Request for Qualifications (RFQ), Event No. 1163, was issued for the selection of a Construction Manager to provide Design Assistance, Pre-Construction, General Contractor and Complete Construction Management Services for the Willie L. Hinton Neighborhood Resource Center Rehabilitation Project.</p>	

**BACKGROUND  
CONTINUED**

Pursuant to this RFQ, a Selection Review Committee selected East-Harding, Inc., from the candidates submitting proposals, and a recommendation to award this Project to East Harding was submitted to the City Manager for approval.

This project will be conducted in two (2) phases, and Phase 2 of the project will be conducted when a firm construction cost has been established for that portion of the project. On June 15, 2021, the City Board of Directors adopted Resolution No. 15,472 to authorize the City Manager to execute a Construction Management Services Agreement with East-Harding, Inc., for Pre-Construction and Full Construction Management Services for Phase 1 of the Willie L. Hinton Neighborhood Resource Center Rehabilitation Project in an amount not to exceed \$155,735.00.

This Agreement was executed by the parties on June 16, 2021, and provided that the Construction Manager will present to the City Board of Directors for approval the final Guaranteed Maximum Price (GMP) for Phase 1 of the project, the final Construction Management Services Fee for Phase 1 of the Project, and the final costs and a detailed listing of Reimbursable Expenses for the construction of Phase 1 of the project when a firm construction cost is established.

The Agreement also provided that the Construction Manager shall provide the City with a final detailed listing of Construction Manager's Reimbursable Expenses for Phase 1 and Phase 2 of the project, with the dollar amount thereof approved by the City Board of Directors. In order to facilitate an expedited opening of the Willie L. Hinton Neighborhood Resource Center Auditorium and the City of Little Rock Small Business Administration Class Room, as well as the common areas of the Willie L. Hinton Neighborhood Resource Center, Phase 1 of the project has been further divided into Phase 1a and Phase 1b. Phase 1b includes renovations to the existing basement spaces, which will require an increased design timeframe.

City Staff will present to the City Board of Directors for approval the final GMP for Phase 1b of the project, the final Construction Management Services Fee for Phase 1b of the project, and the final costs and Reimbursable Expenses for construction of Phase 1b of the project when a firm construction cost for Phase 1b is established.

**BACKGROUND  
CONTINUED**

City Staff will also present to the City Board of Directors for approval the Scope of Work for Phase 2 of the Project, the final GMP for Phase 2 of the Project, the final Construction Management Services Fee for Phase 2 of the Project, and the final costs and Reimbursable Expenses for construction of Phase 2 of this Project when a firm construction cost for Phase 2 of the Project is established.