1	ORDINANCE NO	
2		
3	AN ORDINANCE TO AMEND LITTLE ROCK, ARK., ORDINANCE NO.	
4	21,941 (DECEMBER 15, 2020), TO AUTHORIZE THE CITY MANAGER	
5	TO EXECUTE AN AMENDMENT TO THE CURRENT CONTRACT	
6	WITH ROARK, PERKINS, PERRY & YELVINGTON FOR	
7	ARCHITECTURAL SERVICES AS TO THE 12 TH STREET STATION	
8	RENOVATION PROJECT; TO REFLECT THE NEW CONSTRUCTION	
9	COST ESTIMATE OF ONE MILLION, FIVE HUNDRED FIFTY	
10	THOUSAND DOLLARS (\$1,550,000.00), WHICH WILL INCREASE THE	
11	PAYMENTS TO THE ARCHITECT IN AN AMOUNT NOT TO EXCEED	
12	ONE HUNDRED THIRTY THOUSAND DOLLARS (\$130,000.00); TO	
13	DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.	
13 14	DECLARE AN EMERGENCI; AND FOR OTHER FURFOSES.	
14 15	WHEREAS, construction of the 12 th Street Station, which currently houses offices of the Little Rock	
16	Police Department, was intended to include space for other non-City uses in order to help redevelop the	
17	12 th Street Corridor of the City; and,	
18	WHEREAS, Little Rock, Ark., Ordinance No. 21,941 (December 15, 2020), which declared it	
19	impractical and unfeasible to bid for Architectural Services to design the modifications to the 12 th Street	
20	Station remains in full force and effect; and,	
21	WHEREAS, on February 4, 2021, pursuant to Ordinance No. 21,941, the City entered into a	
22	Contract for Architectural Services with Roark, Perkins, Perry & Yelvington to provide Architectural	
23	Services to design the modifications to the 12th Street Station to accommodate the uses by Philander	
24	Smith College, Southern Bancorp and the University of Arkansas for Medical Sciences for a fee of 8% of	
25	the actual construction cost, plus any prior-approved reimbursable expenses; and,	
26	WHEREAS, Ordinance No. 21,941 could not provide for a specific "not-to-exceed" amount for these	
27	Architectural Services because an estimated construction cost was not known at that time; and,	
28	WHEREAS, the City has authorized the City Manager to enter into lease agreements with Philander	
29	Smith College, Southern Bancorp, and the University of Arkansas for Medical Sciences, as set forth in	
30	Little Rock, Ark., Resolution Nos. 15,592, 15,593 and 15,594 (December 21, 2021); and,	
31	WHEREAS, it is also the desire of all of the parties to get the work on these modifications completed	
32	as quickly as possible; and,	
33	WHEREAS, the estimated cost of construction for this Project has increased to One Million, Five	
34	Hundred Fifty Thousand Dollars (\$1,550,000.00), and further change orders may be necessary regarding	
35	this Project, and,	

- WHEREAS, this fact makes it necessary to amend Ordinance No. 21,941 to authorize the City
- 2 Manager to execute an amendment to the Contract for Architectural Services between the City and Roark,
- 3 Perkins, Perry & Yelvington regarding the 12th Street Station Renovation Project to reflect the new
- 4 construction cost estimate of One Million, Five Hundred Fifty Thousand Dollars (\$1,550,000.00) for the
- 5 Project and to provide for payments to the Architect, which includes any prior-approved reimbursable
- 6 expenses, in an amount not-to-exceed One Hundred Thirty Thousand Dollars (\$130,000.00).

7 NOW, THEREFORE, BE ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF

8 LITTLE ROCK, ARKANSAS:

- 9 **Section 1.** Except as set forth within this ordinance, Ordinance No. 21,941 is reaffirmed and remains
- in full force and effect.
- 11 Section 2. Ordinance No. 21,941 is hereby amended add this section to the ordinance and to
- 12 authorize the City Manager to execute an amendment to the Contract with Roark, Perkins, Perry &
- 13 Yelvington for Architectural Services regarding the 12th Street Station Renovation Project to reflect the
- 14 new construction cost estimate for the Project of One Million, Five Hundred Fifty Thousand Dollars
- 15 (\$1,550,000.00) and to provide for payments to the Architect, which includes any prior-approved
- reimbursable expenses, in an amount not-to-exceed One Hundred Thirty Thousand Dollars (\$130,000.00).
- 17 **Section 3.** Funds for this work are available from accumulated 3/8-Cent Sales Tax interest earnings
- in Accounting Unit 326259 Activity TS25A33.
- 19 **Section 4.** Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
- 20 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
- 21 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
- 22 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
- 23 ordinance.
- Section 5. Repealer. All laws, ordinances, resolutions, or parts of the same, that are inconsistent
- 25 with the provisions of this resolution, are hereby repealed to the extent of such inconsistency including,
- but not limited to Little Rock, Ark., Ordinance No. 21,700 (March 5, 2019); Little Rock, Ark., Ordinance
- 27 No. 21,941 (December 15, 2020); Little Rock, Ark., Resolution No. 15,592 (December 21, 2021)
- 28 regarding the Philander Smith College lease; Little Rock, Ark., Resolution No. 15,593 (December 21,
- 29 2021) regarding the Southern Bancorp lease; and Little Rock, Ark., Resolution No. 15,594 (December 21,
- 30 2021) regarding the UAMS lease.
- Section 6. *Emergency Clause.* The ability to complete the additional work on the 12th Street Station
- 32 as expeditiously as possible without undue disruption to functions of the Little Rock Police Department,
- and the development of banking, educational, and health services at this location are essential to the
- 34 public health, safety, and welfare; an emergency is, therefore, declared to exist and this ordinance shall
- 35 be in full force and effect from and after the date of its passage.

PASSED: December 21, 2021	
ATTEST:	APPROVED:
Susan Langley, City Clerk	Frank Scott, Jr., Mayor
APPROVED AS TO LEGAL FORM:	1 1 um Seotty 011, 1/1 uj 01
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Thomas M. Carpenter, City Attorney	
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