1	RESOLUTION NO
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3	A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO
4	EXECUTE A CONSTRUCTION MANAGEMENT SERVICES
5	AGREEMENT WITH EAST HARDING CONSTRUCTION AND 1911
6	CONSTRUCTION, A JOINT VENTURE, IN AN AMOUNT NOT TO
7	EXCEED FIVE HUNDRED TWENTY-EIGHT THOUSAND DOLLARS
8	(\$528,000.00), FOR PRE-CONSTRUCTION AND FULL CONSTRUCTION
9	MANAGEMENT SERVICES FOR THE LITTLE ROCK DISTRICT
10	COURT BUILDING AND LITTLE ROCK POLICE DEPARTMENT
11	PROPERTY ROOM PROJECT TO BE LOCATED AT 700 WEST
12	MARKHAM STREET; AND FOR OTHER PURPOSES.
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14	WHEREAS, the special election to continue the millage rate in August 2022 included funding for a
15	new District Court Facility and Property Room for the Little Rock Police Department; and,
16	WHEREAS, once the old Little Rock Police Department Headquarters is demolished, Construction
17	Management Services will be needed to provide Pre-Construction Services, that will include assisting the
18	City with the selection of a qualified Architect; collaboration with the Architect and Engineering Team to
19	develop a Conceptual Design Plan and Construction Budget; and to ensure that the Little Rock District
20	Court Building and Little Rock Police Department Property Room Project to be located at 700 West
21	Markham Street in Little Rock, Arkansas ("Project"), is designed to budget, including one hundred
22	percent (100%) Construction Documents and a competitively bid Guaranteed Maximum Price ("GMP")
23	for construction; and,
24	WHEREAS, the City's Request for Qualifications, Event #2135 ("RFQ"), was issued for the
25	selection of a Construction Manager to provide Pre-Construction and full Construction Management
26	Services for the Project; and,
27	WHEREAS, pursuant to this RFQ, a Selection Committee selected East Harding Construction and
28	1911 Construction, a Joint Venture ("East Harding/1911 Construction"), from the three (3) candidates
29	submitting proposals; and,
30	WHEREAS, East Harding/1911 Construction has the required professional skill and judgment, and is
31	willing to work with the City and the City's chosen Architect in a relationship of trust and cooperation, to
32	ensure that the Project is completed within the established budget, within schedule, and in accordance

with state law and the City's approved Construction Contract Documents; and,

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1	WHEREAS, a recommendation to award this Project to East Harding/1911 Construction was
2	submitted by the Selection Committee to the City Manager for approval; and,
3	WHEREAS, a price was negotiated for Pre-Construction and full Construction Management Services
4	for this Project in an amount of 5.5% of the \$9,600,000.00 total Project budget, or Five Hundred Twenty-
5	Eight Thousand Dollars (\$528,000.00); and,
6	WHEREAS, upon approval by the City Board of Directors of the GMP for the Project, East
7	Harding/1911 Construction will provide Construction Phase Services as General Contractor.
8	NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY
9	OF LITTLE ROCK, ARKANSAS:
10	Section 1. The Board of Directors hereby authorizes the City Manager to execute a Construction
11	Management Services Agreement with East-Harding Construction and 1911 Construction, a Joint
12	Venture, for Pre-Construction and full Construction Management Services in an amount not to exceed
13	Five Hundred Twenty-Eight Thousand Dollars (\$528,000.00) for the Little Rock District Court Building
14	and Little Rock Police Department Property Room Project to be located at 700 West Markham Street in
15	Little Rock, Arkansas.
16	Section 2. Funding is available from the Little Rock Police Department, Account Number 108529-
17	S52C460.
18	Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
19	word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or
20	adjudication shall not affect the remaining portions of the resolution which shall remain in full force and
21	effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the
22	resolution.
23	Section 4. Repealer. All laws, ordinances, resolutions, or parts of the same, that are inconsistent
24	with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.
25	ADOPTED: September 19, 2023
26	ATTEST: APPROVED:
27	
28 29	Susan Langley, City Clerk Frank Scott, Jr., Mayor
30	APPROVED AS TO LEGAL FORM:
31	ATTROVED AS TO LEGAL FORM.
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33	Thomas M. Carpenter, City Attorney
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