1	RESOLUTION NO
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3	A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO
4	EXECUTE AN AMENDMENT TO THE CONSTRUCTION
5	MANAGEMENT SERVICES AGREEMENT WITH EAST-HARDING,
6	INC., FOR THE WILLIE L. HINTON NEIGHBORHOOD RESOURCE
7	CENTER REHABILITATION PROJECT; TO APPROVE THE
8	GUARANTEED MAXIMUM PRICE OF NINE HUNDRED SEVEN
9	THOUSAND, EIGHT HUNDRED NINETEEN (\$907,819.00), FOR PHASE
10	1A OF THE PROJECT; AND FOR OTHER PURPOSES.
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12	WHEREAS, the City's Request for Qualifications, Event No. 1163 ("RFQ"), was issued for the
13	selection of a Construction Manager to provide Design Assistance, Pre-Construction, General Contractor,
14	and Complete Construction Management Services for the Willie L. Hinton Neighborhood Resource
15	Center Rehabilitation Project ("Project"); and,
16	WHEREAS, pursuant to this RFQ, a Selection Review Committee selected East-Harding, Inc., from
17	the candidates submitting proposals, and a recommendation to award this Project to East Harding was
18	submitted to the City Manager for approval; and,
19	WHEREAS, this Project will be conducted in two (2) phases, and Phase 2 of the Project will be
20	conducted when a firm construction cost has been established for that portion of the Project; and,
21	WHEREAS, on June 15, 2021, the City Board of Directors adopted Resolution No. 15,472, to
22	authorize the City Manager to execute a Construction Management Services Agreement with East-
23	Harding, Inc., for Pre-Construction and Full Construction Management Services for Phase 1 of the Willie
24	Hinton Neighborhood Resource Center Rehabilitation Project in an amount not to exceed One Hundred
25	Fifty-Five Thousand, Seven Hundred Thirty-Five Dollars (\$155,735.00); and,
26	WHEREAS, this Agreement was executed by the parties on June 16, 2021, and provided that the
27	Construction Manager will present to the City Board of Directors for approval the final Guaranteed
28	Maximum Price ("GMP") for Phase 1 of the Project, the final Construction Management Services Fee for
29	Phase 1 of the Project, and the final costs and a detailed listing of Reimbursable Expenses for the
30	construction of Phase 1 of the Project when a firm construction cost is established; and,
31	WHEREAS, the Agreement also provided that the Construction Manager shall provide the City with
32	a final detailed listing of Construction Manager's Reimbursable Expenses for Phase 1 and Phase 2 of the
33	Project, with the dollar amount thereof approved by the City Board of Directors, and the Construction
34	Manager is to be reimbursed by the City for all such City-approved expenses; and,

- WHEREAS, in order to facilitate an expedited opening of the Willie L. Hinton Neighborhood
- 2 Resource Center Auditorium and the City of Little Rock Small Business Administration Class Room, as
- well as the common areas of the Willie I. Hinton Neighborhood Resource Center, Phase 1 of the Project
- 4 has been further divided into Phase 1a and Phase 1b; and,
- WHEREAS, Phase 1b includes renovations to the existing basement spaces, which will require an
- 6 increased design timeframe; and,
- WHEREAS, it has been determined that the final GMP for Phase 1a of the Willie L. Hinton
- 8 Neighborhood Resource Center Rehabilitation Project is Nine Hundred Seven Thousand, Eight Hundred
- 9 Nineteen Dollars (\$907,819.00); and,
- WHEREAS, included in the GMP for Phase 1a of the Project are the final Reimbursable Expenses
- for the construction of Phase 1a in the amount of Eighty-Seven Thousand, Five Hundred Forty-Two
- 12 Dollars (\$87,542.00); and,
- WHEREAS, also included in the GMP for Phase 1a of the Project is a 3% Construction Contingency
- on the GMP for Phase 1a in the amount of Twenty-Four Thousand, One Hundred Fifty Dollars
- 15 (\$24,150.00) and the Construction Manager Fee for Phase 1a of the Project in the amount of 7% of the
- 16 Phase 1a GMP, or Fifty-Nine Thousand, Three Hundred Ninety Dollars (\$59,390.00); and,
- WHEREAS, City Staff will present to the City Board of Directors for approval the final GMP for
- 18 Phase 1b of the Project, the final Construction Management Services Fee for Phase 1b of the Project, and
- 19 the final costs and Reimbursable Expenses for construction of Phase 1b of the Project when a firm
- 20 construction cost for Phase 1b is established; and,
- 21 WHEREAS, 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
- 23 Management Services Fee for Phase 2 of the Project, and the final costs and Reimbursable Expenses for
- 24 construction of Phase 2 of this Project when a firm construction cost for Phase 2 of the Project is
- 25 established.
- 26 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY
- 27 OF LITTLE ROCK, ARKANSAS:
- Section 1. The Board of Directors hereby approves the final GMP for Phase 1a of the Willie L.
- 29 Hinton Neighborhood Resource Center Rehabilitation Project, plus a 3% Construction Contingency on
- 30 the GMP for Phase la, for a total GMP of Nine Hundred Seven Thousand, Eight Hundred Nineteen
- 31 Dollars (\$907,819.00) for Phase la of the Project.
- 32 **Section 2.** The Board of Directors hereby authorizes the City Manager to execute an amendment to
- 33 the current Construction Management Services Agreement for the Willie L. Hinton Neighborhood
- Resource Center Rehabilitation Project to reflect the final GMP for Phase 1a of the Project in the amount
- 35 of Nine Hundred Seven Thousand, Eight Hundred Nineteen Dollars (\$907,819.00). Included in the GMP

1 for Phase 1a are the final Reimbursable Expenses for the construction of Phase 1a of the Project in the 2 amount of Eighty-Seven Thousand, Five Hundred Forty-Two Dollars (\$87,542.00). Also included in the 3 GMP for Phase 1a of the Project is a 3% Construction Contingency on the GMP for Phase 1a in the 4 amount of Twenty-Four Thousand, One Hundred Fifty Dollars (\$24,150.00) and the Construction 5 Manager Fee for Phase 1a of the Project in the amount of 7% of the Phase 1a GMP, or Fifty-Nine 6 Thousand, Three Hundred Ninety Dollars (\$59,390.00). 7 Section 3. Funding for Phase 1a of this Project is available from Account No. 108129-S10C298. 8 Section 4. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or 9 word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or 10 adjudication shall not affect the remaining portions of the resolution which shall remain in full force and 11 effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the 12 resolution. 13 Section 5. Repealer. All laws, ordinances, resolutions, or parts of the same, including Little Rock, 14 Ark., Resolution No. 15,472 (June 15, 2021), that are inconsistent with the provisions of this resolution, 15 are hereby repealed to the extent of such inconsistency. 16 ADOPTED: September 7, 2021 17 **ATTEST: APPROVED:** 18 19 Susan Langley, City Clerk Frank Scott, Jr., Mayor 20 21 APPROVED AS TO LEGAL FORM: 22 23 24 Thomas M. Carpenter, City Attorney 25 // 26 // 27 // 28 // 29 // 30 // 31 // 32 // 33 // 34 //

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