

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

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**BOARD OF DIRECTORS COMMUNICATION  
January 6, 2026, AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
A resolution to authorize the City Manager to enter into an Agreement with East-Harding, Inc., for the replacement of windows at Willie L. Hinton Neighborhood Resource Center.	Ordinance ✓ <b>Resolution</b>	Delphone Hubbard City Manager
<b>Submitted By:</b> Housing & Neighborhood Programs Department		
<b>SYNOPSIS</b>	A resolution to authorize the City Manager to enter into an Agreement with East-Harding, Inc. for the replacement of windows at Willie L. Hinton Neighborhood Resource Center.	
<b>FISCAL IMPACT</b>	The contract is to be in an amount not to exceed Three \$399,957.00, and will be funded from Account No. 108129-S10C298.	
<b>RECOMMENDATION</b>	Adopt the Resolution.	
<b>BACKGROUND</b>	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. 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, Inc. was submitted to the City Manager for approval.	

## **BACKGROUND CONTINUED**

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 Classroom, 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.

Funding for this Agreement shall be provided from Account No. 108129-S10C298.