1	RESOLUTION NO	
2		
3	A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO	
4	EXECUTE AN AMENDMENT TO THE CONSTRUCTION	
5	MANAGEMENT SERVICES AGREEMENT WITH BALDWIN & SHELL	
6	CONSTRUCTION COMPANY FOR THE LITTLE ROCK POLICE	
7	DEPARTMENT HEADQUARTERS PROJECT AND TO APPROVE THE	
8	FINAL GUARANTEED MAXIMUM PRICE FOR THE PROJECT; AND	
9	FOR OTHER PURPOSES.	
10	TOR OTHER FURI OSES.	
11	WHEREAS, the City's Request for Qualifications, Event No. 361 ("RFQ") was issued for the	
12	selection of a Construction Manager to provide Design Assistance, Pre-Construction, General Contractor,	
13	and Complete Construction Management Services for the City of Little Rock's Little Rock Police	
14	Department Headquarters Project (the "Project"); and,	
15	WHEREAS, pursuant to this RFQ, the Selection Review Committee selected Baldwin & Shell	
16	Construction Company ("Baldwin & Shell") from the candidates submitting proposals, and a	
17	recommendation to select Baldwin & Shell for this project was submitted to the City Manager for	
18	approval; and,	
19	WHEREAS, Baldwin & Shell has the required professional skill and judgment, and is willing to	
20	work with the City and the City's architect in a relationship of trust and cooperation, to ensure that the	
21	renovation of the McFadden Building to house the Little Rock Police Department Headquarters is	
22	completed within budget, within schedule and in accordance with Arkansas State Law and the City's	
23	construction Contract Documents; and,	
24	WHEREAS, on January 7, 2020, the City Board of Directors adopted Resolution No. 15,143	
25	(January 7, 2020) to authorize the City Manager to enter into a Construction Management Services	
26	Agreement with Baldwin & Shell for Pre-Construction Services regarding the Project in an amount not to	
27	exceed Twenty Thousand, Four Hundred Fifty-Eight Dollars (\$20,458.00); and,	
28	WHEREAS, on March 3, 2020, the City Board of Directors adopted Resolution No. 15,182 (March	
29	3, 2020) to authorize the City Manager to enter into an Agreement with Baldwin & Shell for Demolition	
30	Services regarding the Project in an amount not to exceed One Hundred Four Thousand, One Hundred	
31	Fifty-One Dollars (\$104,151.00); and,	
32	WHEREAS, on March 9, 2020, a Construction Management Services Agreement "Agreement")	
33	was executed by the parties for Pre-Construction and Demolition Services regarding the Project in an	

- amount not to exceed One Hundred Twenty-Four Thousand, Six Hundred Nine Dollars (\$124,609.00);
- 2 and,
- WHEREAS, the Agreement provided that City Staff will present to the City Board of Directors for
- 4 approval the final Guaranteed Maximum Price (GMP) for the Project, the Construction Management
- 5 Services Fee, and the final costs and Reimbursable Expenses for construction of this Project when a firm
- 6 Construction Budget is established; and,
- WHEREAS, the Agreement also provided that the final detailed listing of Baldwin & Shell's
- 8 Reimbursable Expenses for the Project will be attached to the Agreement as Exhibit C; and,
- 9 WHEREAS, it has been determined that the final GMP for the Project is Six Million, Eight Hundred
- Eighty-Six Thousand, Two Hundred Ninety-One Dollars (\$6,886,291.00); and,
- WHEREAS, included in the final GMP are the final Reimbursable Expenses for the Project in the
- 12 amount of Three Hundred Fifty-Seven Thousand, Eight Hundred Forty-Nine Dollars (\$357,849.00); and,
- WHEREAS, also included in the final GMP is a 3.3% Construction Contingency in the amount of
- 14 Two Hundred Thirty Thousand Dollars (\$230,000.00) and the Construction Manager Fee at 5% of the
- 15 Cost of Construction, or Three Hundred Twenty-Seven Thousand, Nine Hundred Nineteen Dollars
- 16 (\$327,919.00).

17

## NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY

## 18 OF LITTLE ROCK, ARKANSAS:

- 19 Section 1. The Board of Directors hereby approves the final GMP for the Little Rock Police
- 20 Department Headquarters Renovation Project in the amount of Six Million, Eight Hundred Eighty-Six
- Thousand, Two Hundred Ninety-One Dollars (\$6,886,291.00).
- 22 Section 2. The Board of Directors hereby authorizes the City Manager to execute an amendment to
- 23 the current construction management services agreement for the Little Rock Police Department
- Headquarters Renovation Project to reflect the final GMP for the Project in the amount of Six Million,
- 25 Eight Hundred Eighty-Six Thousand, Two Hundred Ninety-One Dollars (\$6,886,291.00). Included in
- 26 this final GMP are the final Reimbursable Expenses for the Project in the amount of Three Hundred Fifty-
- 27 Seven Thousand, Eight Hundred Forty-Nine Dollars (\$357,849.00). Also included in the final GMP is a
- 28 3.3% Construction Contingency in the amount of Two Hundred Thirty Thousand Dollars (\$230,000.00)
- and the Construction Manager Fee at 5% of the Cost of Construction, or Three Hundred Twenty-Seven
- Thousand, Nine Hundred Nineteen Dollars (\$327,919.00).
- 31 **Section 3.** Funding is available from Account No. 326529-TS52A28.
- 32 Section 4. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
- word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or
- 34 adjudication shall not affect the remaining portions of the resolution which shall remain in full force and

1	effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the		
2	resolution.		
3	Section 5. Repealer. All laws, ordinances, resolutions, or parts of the same, including Little Rocl		
4	Ark., Resolution No. 15,098 (November 5, 2019), Little Rock, Ark., Resolution No. 15,143 (January 7		
5	2020) and Little Rock, Ark., Resolution No. 15,182 (March 3, 2020), that are inconsistent with th		
6	provisions of this resolution, are hereby repealed to the extent of such inconsistency.		
7	ADOPTED: December 15, 2020		
8	ATTEST:	APPROVED:	
9			
10			
11	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
12	APPROVED AS TO LEGAL FORM:		
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14 15	Thomas M. Carpenter, City Attorney		
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