

RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH DOYNE CONSTRUCTION REGARDING THE 12TH STREET STATION RENOVATION PROJECT TO REFLECT A NEW CONSTRUCTION CONTINGENCY AMOUNT IN AN AMOUNT NOT TO EXCEED ONE HUNDRED NINETY-SIX THOUSAND, FIVE HUNDRED DOLLARS (\$196,500.00), FOR A TOTAL AGREEMENT AMOUNT NOT TO EXCEED ONE MILLION, EIGHT HUNDRED EIGHT THOUSAND, THREE HUNDRED NINETY-FIVE DOLLARS (\$1,808,395.00), REGARDING RENOVATIONS TO THE 12TH STREET STATION TO PROVIDE FOR THE USE OF SPACE BY PHILANDER SMITH COLLEGE, SOUTHERN BANCORP BANK AND THE UNIVERSITY OF ARKANSAS FOR MEDICAL SCIENCES; AND FOR OTHER PURPOSES.

WHEREAS, construction of the 12th Street Station, located at 3917 West 12th Street in Little Rock, Arkansas, which currently houses offices of the Little Rock Police Department, was intended to include space for other non-City uses in order to help redevelop the 12th Street Corridor of the City; and,

WHEREAS, the City has been approached by Philander Smith College regarding the use of part of this structure for a Criminal Justice Program, a Social Justice Hub and the Philander Smith College Management Institute; by Southern Bancorp Bank to provide Financial Development Services and Retail Bank Branch Services; and by the University of Arkansas for Medical Sciences as a Retail Food Distribution and Retail Food and Beverage Services Program; and,

WHEREAS, on September 23, 2021, the City issued Invitation to Bid (“ITB”), Bid No. 1368, for the 12th Street Station Renovation Project (the “Project”) for the Finish Out of the building to provide for the use of space in the building by Philander Smith College, Southern Bancorp Bank, and the University of Arkansas for Medical Sciences; and,

WHEREAS, pursuant to this ITB process, five (5) bids were received, and Doyne Construction was the lowest responsive and responsible bidder; and,

WHEREAS, on December 21, 2021, the City Board of Directors adopted Little Rock, Ark., Resolution No. 15,590 to authorize the City Manager to enter into an Agreement with Doyne Construction in an amount not to exceed One Million, Six Hundred Eleven Thousand, Eight Hundred

1 Ninety-Five Dollars (\$1,611,895.00), which amount includes Twenty Thousand Dollar (\$20,000.00) Sign
2 Allowance and Forty-One Thousand, Eight Hundred Ninety-Five Dollars (\$41,895.00) for a five (5)-year
3 IT Service Agreement, plus a 3% Construction Contingency in the amount of Forty-Six Thousand, Five
4 Hundred Dollars (\$46,500.00), for a total amount not to exceed One Million, Six Hundred Fifty-Eight
5 Thousand, Three Hundred Ninety-Five Dollars (\$1,658,395.00), plus applicable taxes and fees, for
6 renovations to the 12th Street Station to provide for the use of space by Philander Smith College for a
7 Criminal Justice Program, a Social Justice Hub and the Philander Smith College Management Institute;
8 Southern Bancorp Bank to provide Financial Development Services and Retail Bank Branch Services;
9 and by the University of Arkansas for Medical Sciences as a Retail Food Distribution and Retail Food and
10 Beverage Services Program; and,

11 **WHEREAS**, the City Board has also authorized the City Manager to enter into lease agreements with
12 Philander Smith College, Southern Bancorp Bank, and the University of Arkansas for Medical Sciences,
13 as set forth in Little Rock, Ark., Resolution Nos. 15,592, 15,593, and 15,594 (December 21, 2021), and
14 said Lease Agreements have been duly executed by the parties; and,

15 **WHEREAS**, on December 22, 2021, the City entered into an Agreement with Doyne Construction
16 regarding the construction of renovations to the 12th Street Station to accommodate the uses by Philander
17 Smith College, Southern Bancorp Bank and the University of Arkansas for Medical Sciences; and,

18 **WHEREAS**, due to certain changes to the Project requested by each of the three (3) tenants, it is
19 necessary to increase the Construction Contingency for the Project by One Hundred Fifty Thousand
20 Dollars (\$150,000.00); and,

21 **WHEREAS**, this fact makes it necessary to amend the Agreement between the City and Doyne
22 Construction to reflect a new Construction Contingency amount for the Project not to exceed One
23 Hundred Ninety-Six Thousand, Five Hundred Dollars (\$196,500.00), for a total Agreement amount not to
24 exceed One Million, Eight Hundred Eight Thousand, Three Hundred Ninety-Five Dollars
25 (\$1,808,395.00), plus applicable taxes and fees; and,

26 **WHEREAS**, once construction of the Project is complete, it will be necessary to amend the Lease
27 Agreements between the City and Philander Smith College, Southern Bancorp Bank and the University of
28 Arkansas for Medical Sciences to increase the rental payments to the City by each tenant respectively in
29 order to reflect the changes requested by each tenant in which this extra Construction Contingency was
30 utilized.

31 **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY**
32 **OF LITTLE ROCK, ARKANSAS:**

33 **Section 1.** The City Manager is hereby authorized to execute an amendment to the Agreement with
34 Doyne Construction regarding the 12th Street Station Renovation Project to reflect a new Construction

1 Contingency amount for the Project not to exceed One Hundred Ninety-Six Thousand, Five Hundred
2 Dollars (\$196,500.00), for a total Agreement amount not to exceed One Million, Eight Hundred Eight
3 Thousand, Three Hundred Ninety-Five Dollars (\$1,808,395.00), plus applicable taxes and fees, for
4 renovations to the 12th Street Station to provide for the use of space by Philander Smith College for a
5 Criminal Justice Program, a Social Justice Hub and the Philander Smith College Management Institute;
6 Southern Bancorp Bank to provide Financial Development Services and Retail Bank Branch Services;
7 and by the University of Arkansas for Medical Sciences as a Retail Food Distribution and Retail Food and
8 Beverage Services Program.

9 **Section 2.** Funds for this Agreement will come from Activity 108529-S52C301.

10 **Section 3. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
11 word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or
12 adjudication shall not affect the remaining portions of the resolution which shall remain in full force and
13 effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the
14 resolution.

15 **Section 4. Repealer.** All laws, ordinances, resolutions, or parts of the same, that are inconsistent
16 with the provisions of this resolution, are hereby repealed to the extent of such inconsistency including,
17 but not limited to Little Rock, Ark., Ordinance No. 21,700 (March 5, 2019); Little Rock, Ark., Ordinance
18 No. 21,941 (December 15, 2020); Little Rock, Ark., Ordinance No. 22,076 (December 21, 2021); Little
19 Rock, Ark., Resolution No. 15,590 (December 21, 2021); Little Rock, Ark., Resolution No. 15,592 (De-
20 cember 21, 2021) regarding the Philander Smith College lease; Little Rock, Ark., Resolution No. 15,593
21 (December 21, 2021) regarding the Southern Bancorp Bank lease; and Little Rock, Ark., Resolution No.
22 15,594 (December 21, 2021) regarding the University of Arkansas for Medical Sciences lease.

23 **ADOPTED: June 7, 2022**

24 **ATTEST:**

APPROVED:

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27 **Susan Langley, City Clerk**

Frank Scott, Jr., Mayor

28 **APPROVED AS TO LEGAL FORM:**

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31 **Thomas M. Carpenter, City Attorney**

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