

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, INC., IN AN AMOUNT NOT TO**  
6           **EXCEED ONE HUNDRED FIFTY-FIVE THOUSAND, SEVEN HUNDRED**  
7           **THIRTY-FIVE DOLLARS (\$155,735.00), FOR PRE-CONSTRUCTION**  
8           **AND FULL CONSTRUCTION MANAGEMENT SERVICES FOR THE**  
9           **WILLIE L. HINTON NEIGHBORHOOD RESOURCE CENTER**  
10           **RENOVATION PROJECT; AND FOR OTHER PURPOSES.**

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12           **WHEREAS**, the City’s Request for Qualifications (RFQ), Event No. 1163 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; 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**, East Harding has the required professional skill and judgment, and is willing to work  
20 with the City and the City’s Architect in a relationship of trust and cooperation, to ensure that the  
21 rehabilitation of the City’s Willie L. Hinton Neighborhood Resource Center is completed within the  
22 established budget, within schedule, and in accordance with Arkansas State Law and the City’s approved  
23 construction Contract Documents; and,

24           **WHEREAS**, this project will be conducted in two (2) phases. The approximate Construction Budget  
25 for Phase 1 of this Project is Two Million, Two Hundred Twenty-Four Thousand, Seven Hundred Eighty  
26 Dollars (\$2,224,780.00); and,

27           **WHEREAS**, the approximate Construction Budget for Phase 2 of this Project is Two Million, Two  
28 Hundred Eighteen Thousand, Eight Hundred Thirty-Eight Dollars (\$2,218,838.00); and,

29           **WHEREAS**, Phase 2 of the project will be conducted when a firm construction cost has been  
30 established for that portion of the project; and,

31           **WHEREAS**, a price was negotiated for Pre-Construction and Full Construction Management  
32 Services for Phase 1 of this project in an amount of 7% of the approximate Two Million, Two Hundred

1 Twenty-Four Thousand, Seven Hundred Eighty Dollar (\$2,224,780.00) Construction Budget for Phase 1  
2 of the Project; and

3 **WHEREAS**, City Staff will present to the City Board of Directors for approval the final Guaranteed  
4 Maximum Price for Phase 1 of the project, the final Construction Management Services Fee for Phase 1  
5 of the project, and the final costs and reimbursable expenses for construction of Phase 1 of this project  
6 when a firm construction cost for Phase 1 is established; and,

7 **WHEREAS**, City Staff will also present to the City Board of Directors for approval the Scope of  
8 Work for Phase 2 of the project, the final Guaranteed Maximum Price for Phase 2 of the project, the final  
9 Construction Management Services Fee for Phase 2 of the project, and the final costs and Reimbursable  
10 Expenses for construction of Phase 2 of this project when a firm construction cost for Phase 2 of the  
11 project is established.

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

14 **Section 1.** The Board of Directors hereby authorizes the City Manager to execute a Construction  
15 Management Services agreement with East-Harding, Inc., for Pre-Construction and Full Construction  
16 Management Services for Phase 1 of the Willie L. Hinton Neighborhood Resource Center Rehabilitation  
17 Project in an amount not to exceed One Hundred Fifty-Five Thousand, Seven Hundred Thirty-Five  
18 Dollars (\$155,735.00).

19 **Section 2.** Funding is available from Account No. 108129-S10C298.

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

25 **Section 4. Repealer.** All laws, ordinances, resolutions, or parts of the same, that are inconsistent  
26 with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

27 **ADOPTED: June 1, 2021**

28 **ATTEST:**

**APPROVED:**

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32 **Susan Langley, City Clerk**

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**Frank Scott, Jr., Mayor**

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34 **APPROVED AS TO LEGAL FORM:**

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**Thomas M. Carpenter, City Attorney**

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