

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 19, 2016 AGENDA**

<p>Subject:</p> <p>Approval of a Change Order for the Construction of the Josephine Pankey Community Center</p> <p>Submitted By:</p> <p>Little Rock Police Department</p>	<p>Action Required:</p> <p style="text-align: center;">Ordinance √ Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p>SYNOPSIS</p>	<p>The Little Rock Police Department seeks approval for the City Manager to execute Change Order No. 3B, in an amount not to exceed \$40,000.00, to the Construction Contract with Moser Construction, LLC, for the remodel of the Josephine Pankey Community Center, located at 13700 Cantrell Road, in order to provide additional funding to pay for items remaining to be completed on the project to include unforeseen water and sewer connections, a monument sign, a privacy fence, and to provide the Community Center with a cooktop and range hood which will extend the City's occupancy without rent payment.</p>
<p>FISCAL IMPACT</p>	<p>Funding will come from 3/8-Cent Sales Tax Contingency and short-term financing interest (TF25K09).</p>
<p>RECOMMENDATION</p>	<p>Approval of the resolution.</p>
<p>BACKGROUND</p>	<p>On September 3, 2015, the City and Moser Construction, LLC, executed an Agreement for the remodeling of the Josephine Pankey Community Center in order to accommodate a Police presence for the area. Differences between what was specified in the construction bid for the remodeling of the Josephine Pankey Community Center and what was actually discovered upon seeking the sewer and water connections requires modifications of the construction cost to pay for these two (2) items. In addition, the Josephine Pankey Community Center is in need of a cook top, range and modification of the mill work to accommodate this addition.</p>

**BACKGROUND
CONTINUED**

The Agreement between the City and the Pankey Community Improvement Association, Inc., specifies that the City shall receive credit applied to the City's rent charges for the City's expenditures in completing the Structure and that are necessary for the structure to be fully-functional as a Police Substation, including fixtures and built-ins, up to the date of full completion and full occupation of the Structure by the Little Rock Police Department (LRPD) and for the City's payment for utilities for the entire property, as detailed in the Agreement between the City and the Association.

The City's expenditures shall be amortized and applied against the rent starting when the entire Structure is fully complete and LRPD begins occupation and continuing for the remainder of the term. The City shall not pay any actual funds for rent until such time as the City has recouped all of its expenditures related to the completion of the entire Structure and its prior payment of utilities, such credit for utility costs to be capped at \$500.00 per month.