

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 7, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>To authorize to execute an Amendment to the Agreement with Doyne Construction regarding the 12<sup>th</sup> Street Station Renovation Project</p>	<p style="text-align: center;">Ordinance √ <b>Resolution</b></p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	<p>A resolution to authorize the City Manager to execute an amendment to the Agreement with Doyne Construction regarding the 12<sup>th</sup> Street Station Renovation Project.</p>
<b>FISCAL IMPACT</b>	<p>An increase to the Construction Contingency \$150,000.00, for a total Construction Contingency amount not to exceed \$196,500.00. The new Agreement is not to exceed \$1,808,395.00, plus applicable taxes and fees. Funding for this contract is available through Activity 108529-S52C301.</p>
<b>RECOMMENDATION</b>	<p>Approval of the resolution.</p>
<b>BACKGROUND</b>	<p>This project is for the 12<sup>th</sup> Street Station Renovation Project for the Finish Out of the building to provide for the use of space by tenants Philander Smith College, Southern Bancorp Bank and the University of Arkansas for Medical Sciences. Doyne Construction was selected through a competitive sealed bid, Bid No. 1368, and was the lowest responsive responsible bidder out of five (5) bid submissions. 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 \$1,611,895.00, which included a \$20,000.00 sign allowance and \$41,895.00 for a five (5)-year IT Service Agreement, and plus a 3% Construction Contingency in the amount of \$46,500.00, for a total amount not to exceed \$1,658,395.00, plus applicable taxes and fees.</p>

**BACKGROUND  
CONTINUED**

This Agreement was executed by the parties on December 22, 2021. Due to certain changes to the Project requested by each of the three (3) tenants, it is necessary to increase the Construction Contingency for the Project by \$150,000.00. This fact makes it necessary to amend the Agreement between the City and Doyme Construction to reflect a new Construction Contingency amount for the Project not to exceed \$196,500.00, for a total Agreement amount not to exceed \$1,808,395.00, plus applicable taxes and fees. Once construction of the Project is complete, it will be necessary to amend the Lease Agreements between the City and Philander Smith College, Southern Bancorp Bank and the University of Arkansas for Medical Sciences to increase the rental payments to the City by each tenant respectively in order to reflect the changes requested by each tenant in which this extra Construction Contingency was utilized.