

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 1, 2025, AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Approval to dispense with the requirements of competitive bids and award a contract for elevator maintenance at the 2<sup>nd</sup> and Main and River Market Parking Decks.</p> <p><b>Submitted By:</b> Finance Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Susan Altrui Acting City Manager</p>
<b>SYNOPSIS</b>	An ordinance to award a contract for elevator maintenance to TK Elevator Corporation for the two (2) parking decks located at the intersection of 2 <sup>nd</sup> and main street, and in the River Market.	
<b>FISCAL IMPACT</b>	The contract for services for elevator maintenance is \$194,538.71 and will also include a contingency of 30% for any additional repairs necessary of \$58,362.00 for a total amount of \$252,900.71. The contract will be funded from the Parking Garage Fund.	
<b>RECOMMENDATION</b>	Approval of Ordinance.	
<b>BACKGROUND</b>	The City of Little Rock owns the 2 <sup>nd</sup> and Main and River Market Parking Decks. The Little Rock Convention and Visitor’s Bureau (“LRCVB”) operates both parking decks for the City under an operating agreement dated July 1, 2003. Pursuant to the operating agreement the City is responsible for any maintenance and repairs in excess of \$25,000.00 annually. As LRCVB currently has an agreement with TK Elevators Corporation and the parts need to be the same on the elevators the requirements of competitive bidding need to be waived to maintain public health, safety, and welfare.	