1	ORDINANCE NO		
2			
3	AN ORDINANCE TO DECLARE IT IMPRACTICAL AND UNFEASIBLE		
4	TO BID; TO AWARD A CONTRACT FOR ELEVATOR MAINTENANCE		
5	TO TK ELEVATOR CORPORATION FOR THE TWO (2) PARKING		
6	DECKS LOCATED AT THE INTERSECTION OF 2 <sup>ND</sup> AND MAIN		
7	STREET, AND IN THE RIVER MARKET; TO MAKE THIS PAYMENT		
8	THROUGH THE LITTLE ROCK CONVENTION AND VISITOR'S		
9	BUREAU ("LRCVB") IN ORDER TO ENSURE THE PROPER		
10	OPERATION OF THE ELEVATORS AT THE CITY PARKING		
11	FACILITIES; TO DECLARE AN EMERGENCY; AND FOR OTHER		
12	PURPOSES.		
13			
14	WHEREAS, the City of Little Rock, Arkansas (the "City") owns a parking deck in the River Market,		
15	and one at 2 <sup>nd</sup> and Main which are operated by LRCVB; and,		
16	WHEREAS, the safe operation of the elevators is prudent to ensure all visitors are able to utilize the		
17	parking decks; and,		
18	WHEREAS, all the elevators are not operating properly; and,		
19	WHEREAS, pursuant to an operating agreement with LRCVB dated July 1, 2003, LRCVB is		
20	responsible for the performance of routine maintenance on the two (2) parking decks - not to exceed		
21	Twenty-Five Thousand Dollars (\$25,000.00) annually –; and,		
22	WHEREAS, the City is required to fund all necessary and proper repairs and replacements		
23	costing more than Twenty-Five Thousand Dollars (\$25,000.00) annually; and,		
24	WHEREAS, LRCVB has previously established an annual maintenance contract with TK		
25	Elevators Corporation; and,		
26	WHEREAS, TK Elevators Corporation is the only entity that can provide the necessary repairs		
27	to the elevators;		
28	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE		
29	CITY OF LITTLE ROCK, ARKANSAS:		
30	<b>Section 1.</b> Because the equipment needs to be the same for the operation of the elevators, it is		
31	impractical and unfeasible to subject this contract to competitive bids, therefore, the requirement of		
32	competitive bidding is waived.		
33	Section 2. The City Manager is authorized to enter into a contractual agreement not to exceed One		

hundred Ninety-Four Thousand Five Hundred Thirty-Eight and 71/100 Dollars (\$194,538.71) plus

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1	necessary project contingency of thirty percent (30%) or Fifty-Eight Thousand Three Hundred Sixty-Two			
2	Dollars (\$58,362.00) for a total of Two Hundred Fifty-Two Thousand Nine Hundred and 71/100 Dollars			
3	(\$252,900.71) with LRCVB for maintenance and repairs of elevators at the 2 <sup>nd</sup> and Main Parking Deck and			
4	the River Market Parking Deck with TK Elevator Corporation.			
5	Section 3. Funds for this agreement are available in the Parking Garage Fund.			
6	Section 4. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word			
7	of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication			
8	shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the			
9	portion so declared or adjudged invalid or unconstitutional was not originally a part of the resolution.			
0	Section 5. Repealer. All laws, ordinances, resolutions, or parts of the same, that are inconsistent with			
1	the provisions of the is ordinance, are hereby repealed to the extent of such inconsistency.			
2	Section 6. Emergency Clause. The ability to operate public parking decks and any elevators in the			
3	most economical fashion that provides safety to its users is essential to the public health, safety and			
4	welfare; therefore, an emergency is declared to exist and this ordinance shall be in full force and effect			
5	from and after the date of its passage.			
5	ADOPTED: April 1, 2025			
7	ATTEST:	APPROVED:		
8	AND G. Ch. Ch. I			
0	Allison Segars, City Clerk	Frank Scott, Jr., Mayor		
	APPROVED AS TO LEGAL FORM:			
3 1	Thomas M. Carpenter, City Attorney			
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