

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

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**BOARD OF DIRECTORS COMMUNICATION  
JULY 16, 2024 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>A resolution to amend Little Rock, Ark., Resolution No. 16,103 (September 19, 2023), to execute an amendment to the contract with HYDCO, Inc., for the renovation of the Board of Directors Chambers at Little Rock City Hall.</p>	<p style="text-align: center;">Ordinance √ <b>Resolution</b></p>	<p style="text-align: center;">Emily Cox Acting City Manager</p>
<p><b>SYNOPSIS</b></p> <p><b>FISCAL IMPACT</b></p> <p><b>RECOMMENDATION</b></p> <p><b>BACKGROUND</b></p>	<p>A resolution to amend Little Rock, Ark., Resolution No. 16,103 (September 19, 2023), to authorize the City Manager to execute an amendment to the contract with HYDCO, Inc., for the renovation of the Board of Directors Chambers at Little Rock City Hall.</p> <p>The amount of the amendment is \$359,325.00, and funding is available from Board Room Renovations Allocation, Account No. 108129-S10C375.</p> <p>Approval of the resolution.</p> <p>Little Rock, Ark., Resolution No. 15,932 (March 7, 2023) authorized the City Manager to enter into a contract with HYDCO, Inc., for the renovation of the Board of Directors Chambers at Little Rock City Hall.</p> <p>During the early phase of the demolition process, asbestos was discovered in the tile floor that had been covered many years ago by carpeting. Once the tile was removed, the original ceramic tile flooring was discovered and in an effort to preserve the historic integrity of the structure, it was determined that the tile needed to be cleaned and repaired. In addition to the tile, the plaster has been removed from the east and south walls, and the original brick has been cleaned and sealed.</p>	

**BACKGROUND  
CONTINUED**

Crown molding was installed to closely match the original design that was in the room.

In addition, it was determined that the current HVAC System that serviced the 2<sup>nd</sup> and 3<sup>rd</sup> Floor areas of City Hall was having a detrimental effect on the indoor conditions of that section of the building. According to the Engineers, this was due to poorly designed supply and return duct systems from the main air handler in the basement that serves all the entire east wing, with the exception of the Board Room area. The Board Room has a system independent of the east wing air handler; however, it too is poorly designed for conditioning the space and is operating beyond its serviceable life. The existing Board Room HVAC was large enough to condition the occupied Board Room, the required outside air for indoor air quality, nor to handle the added load of the east facing windows that are part of the Board Room remodel.

As a result, the HVAC for the Board Room needs to be replaced and upgraded during the current renovation. Otherwise, indoor air quality for the new Board Room would be inadequate, especially during peak seasons. Upgrading the Board Room HVAC will improve comfort conditions and indoor air quality in the renovated Board Room.

Little Rock, Ark., Resolution No. 15,932 (March 7, 2023) authorized an amendment to the contract with HYDCO, Inc., in the amount of \$637,962.00, bringing the total contract amount to \$960,584.00.

During the demolition of the mechanical system, several issues were encountered that required correction in order to install the newly-designed HVAC System and to meet current Building Codes. An upgraded Lighting Control System has been added to provide more control of lighting, shades and projectors. A fire-rated closet was required by Little Rock Fire Code for the A/V System that was installed under the stairs. Furnishings for the Board Chambers have been added to this contract, as well as auditorium-style seating for the public, a conference table and chairs for Department Review Meetings and seating for the Mayor and Board of Directors.