

1 **ORDINANCE NO. _____**

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3 **AN ORDINANCE TO DISPENSE WITH COMPETITIVE BIDS DUE TO AN**
4 **EXCEPTIONAL SITUATION; TO AMEND AN AGREEMENT WITH V.R.**
5 **SMITH & SONS TO ADD SELECTIVE DEMOLITION AND**
6 **STABILIZATION FOR THE SECOND FLOOR OF THE WILLIAM E.**
7 **WOODRUFF HOUSE, IN THE AMOUNT OF TWENTY-TWO THOUSAND,**
8 **SEVENTY-FOUR DOLLARS (\$22,074.00); TO DECLARE AN EMERGENCY;**
9 **AND FOR OTHER PURPOSES.**

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11 **WHEREAS**, the City of Little Rock owns a Historic Façade Easement on the William E. Woodruff
12 House, located at 1017 East Eighth Street, in the City of Little Rock, Arkansas, and through a competitive
13 bidding process, selected V.R. Smith and Sons to correct the property owner’s violation of a Building-
14 Maintenance Covenant in order to protect the City’s interest in the historical façade; and,

15 **WHEREAS**, due to limited availability of funds for the initial project, stabilization work on the second
16 floor of the Woodruff House was deducted from the successful bid; and,

17 **WHEREAS**, the Little Rock Planning & Development Department received additional grant funds
18 from the Arkansas Historic Preservation Program for completion of stabilization work at the Woodruff
19 House and would like to amend the contract with V.R. Smith & Sons in order to add needed stabilization
20 work on the second floor; and,

21 **WHEREAS**, the additional cost for second-floor stabilization exceeds 25% of the current contract price
22 and would otherwise require a new bid process; and,

23 **WHEREAS**, because the historical nature of the Woodruff House is irreplaceable, and because the
24 structural integrity of the Woodruff House is threatened by maintenance issues, the Little Rock Board of
25 Directors finds that it is impractical and unfeasible to stop this rehabilitation and enter into a new bid
26 process;

27 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY**
28 **OF LITTLE ROCK, ARKANSAS:**

29 **Section 1.** The Board of Directors finds that the requirement for competitive bidding for the Twenty-
30 Two Thousand, Seventy-Four Dollars (\$22,074.00) expenditure is impractical and unfeasible and,
31 therefore, waives the requirement for competitive bidding.

32 **Section 2.** The City Manager is hereby authorized to enter into a change order or addendum to the
33 City’s agreement with V.R. Smith & Sons for selective demolition and stabilization of the William E.

1 Woodruff House in order to extend the scope of services to include the second floor of the Woodruff House,
2 for an additional contract amount not to exceed Twenty-Two Thousand, Seventy-Four Dollars
3 (\$22,074.00).

4 **Section 3.** Funds for this additional stabilization work are available from a grant from the Arkansas
5 Historic Preservation Program

6 **Section 4. Severability.** In the event any portion of this ordinance is declared or adjudged to be invalid
7 or unconstitutional, such declaration or adjudication shall not affect the remaining portions of this
8 ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or
9 unconstitutional were not originally a part of this ordinance.

10 **Section 5. Repealer.** All ordinances, resolutions, or parts of the same, including but not limited to
11 Little Rock, Ark. Resolution No. 14,280 § 1 (February 2, 2016), that are inconsistent with any provision of
12 this ordinance, are hereby repealed to the extent of such inconsistency.

13 **Section 6. Emergency Clause.** The ability to stabilize and rehabilitate an historic structure like the
14 Woodruff House, particularly before winter weather, is essential to the public health, safety and welfare;
15 an emergency is, therefore, declared to exist and this ordinance shall be in full force and effect from and
16 after the date of its passage.

17 **PASSED: August 2, 2016**

18 **ATTEST:**

APPROVED:

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22 **Susan Langley, City Clerk**

Mark Stodola, Mayor

23 **APPROVED AS TO LEGAL FORM:**

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26 **Thomas M. Carpenter, City Attorney**

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