

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 19, 2023 AGENDA**

| Subject: | Action Required: | Approved By: |
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| <p>A resolution to amend Resolution No. 15,932 (March 7, 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 √ Resolution</p> | <p style="text-align: center;">Bruce T. Moore City Manager</p> |
| <p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p> | <p>A resolution 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 \$637,962.00, and funding is available from Board Room Renovations Allocation, Account No. 108129-S10C375.</p> <p>Approval of the resolution.</p> <p>Resolution No. 15,932 was approved on March 7, 2023, by the Board of Directors 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. Crown molding will be installed to closely match the original design that was in the room.</p> | |

**BACKGROUND
CONTINUED**

In addition, it was determined that the current HVAC System that serviced the 2nd and 3rd 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 boardroom area. The boardroom 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 Boardroom HVAC is not large enough to condition the occupied boardroom, the required outside air for indoor air quality, nor to handle the added load of the east facing windows that are part of the boardroom remodel.

As a result, the HVAC for the Boardroom needs to be replaced and upgraded during the current renovation. If it is not, then comfort and indoor air quality for the new Boardroom will be inadequate, especially during peak seasons. Upgrading the Boardroom HVAC will improve comfort conditions and indoor air quality in the renovated boardroom.