

RESOLUTION NUMBER 1011

**A RESOLUTION APPROVING THE ENTRY OF A
PURCHASE CONTRACT IN EXCESS OF \$100,000
(SUMTER OPERA HOUSE RENOVATION PROJECT, PHASE 2 –
RENOVATION OF AUDITORIUM, ANNEX, AND CONNECTOR SPINE)**

WHEREAS, the City Council (the “Council”) of the City of Sumter, South Carolina (the “City”), has enacted an Ordinance entitled “An Ordinance Establishing Procurement Procedures for the City of Sumter, South Carolina” (the “Purchasing Ordinance”);

WHEREAS, pursuant to the Purchasing Ordinance, the Council must approve by resolution any purchase contract subject to the Purchasing Ordinance that exceeds \$100,000.00; and

WHEREAS, the Council has been presented with a request to approve a purchase contract (the “Contract”) in excess of \$100,000.00;

NOW, THEREFORE, be it resolved as follows:

Section 1. The Council hereby approves the Contract for the supplies, services, equipment, or construction identified below:

SUBJECT:	Sumter Opera House Renovation Project, Phase 2 – Renovation of Auditorium, Annex, and Connector Spine
CONTRACTOR/VENDOR	Hood Construction Company Columbia, South Carolina
PRICE:	\$17,483,777.00 (Funding Source: State Grant Funds)
METHOD:	Request for Proposals (Purchasing Ordinance, Section II.C.); Supporting materials are attached.

Section 2. The City Manager is hereby authorized to negotiate, execute, and deliver the Contract on behalf of the City in such form and with such additions, deletions, or modifications as he deems necessary or prudent.

ADOPTED THIS 21ST DAY OF OCTOBER 2025, BY SUMTER CITY COUNCIL.

CITY OF SUMTER, SOUTH CAROLINA

David P. Merchant, Mayor

James B. Blassingame, Mayor Pro Tempore

Calvin K. Hastie, Sr., Councilman

Colin C. Davis, Councilman

Gifford M. Shaw, Councilman

Anthony Gibson, Councilman

Rebecca Lynn Kennedy, Councilwoman

ATTEST:

Linda D. Hammett, City Clerk



City of Sumter
21 N. Main Street
P.O. Box 1449
Sumter, SC 29150

MEMORANDUM

TO: Deron McCormick, City Manager

FROM: Tripper Lee, Construction Manager

DATE: October 14, 2025

SUBJECT: Opera House Renovations Phase 2 – Renovation of Auditorium, Annex & Connector Spine

Phase 2 pricing is the remainder of the GMP of the Opera House Renovation project that will include a variety of items with the highlights restoration of the Annex and Auditorium, a new connector spine between the buildings, new chiller HVAC system for the Opera House, new stage, spectator seating, spectator lounge area, as well as many other additional items.

A Request for Proposal (RFP 02-21/22) package to select a CM-R was developed and issued according to the City of Sumter Procurement Guidelines with Hood Construction Company being the highest scoring firm.

It is our recommendation that we contract with Hood Construction for the Phase 2 construction of the Opera House Renovations in the amount of \$17,483,777.⁰⁰

CC: Michael Geddings, Director of Public Services



PCCO #003

Hood Construction Company, Inc.
1215 Shop Road
Columbia, South Carolina 29201
Phone: (803) 765-2940

Project: 22-005 - Sumter Opera House Renovation
21 N Main Street
Sumter, South Carolina 29150

Prime Contract Change Order #003: Update Final GMP Amount

TO:	City of Sumter 303 E. Liberty Street Sumter, South Carolina 29150	FROM:	Hood Construction Company, Inc. 1215 Shop Road Columbia, South Carolina 29201
DATE CREATED:	10/08/2025	CREATED BY:	Charles Stuart (Hood Construction Company, Inc.)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	10/08/2025
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:Sumter Opera House Renovations Prime Contract	TOTAL AMOUNT:	\$17,483,777.00

DESCRIPTION:

Change Order #3 to update contract to include final GMP Amount Based on Drawings/Specifications Issued As of 6/13/25

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
003	CO #3: Final Base Project GMP Update		\$17,483,777.00
Total:			\$17,483,777.00

CHANGE ORDER LINE ITEMS:

PCO # 003: CO #3: Final Base Project GMP Update

#	Budget Code	Description	Amount
1	O Other	Update Final GMP Amount	\$17,483,777.00
Grand Total:			\$17,483,777.00

The original (Contract Sum)	\$86,692.00
Net change by previously authorized Change Orders	\$6,553,831.00
The contract sum prior to this Change Order was	\$6,640,523.00
The contract sum will be increased by this Change Order in the amount of	\$17,483,777.00
The new contract sum including this Change Order will be	\$24,124,300.00
The contract time will not be changed by this Change Order.	

Killis Almond (Almond Architects)
342 Wilkens Ave.
SAN ANTONIO, Texas 78210

City of Sumter
303 E. Liberty Street
Sumter, South Carolina 29150

Hood Construction Company, Inc.
1215 Shop Road
Columbia, South Carolina 29201

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE 10/10/25



PCO #003

Hood Construction Company, Inc.
1215 Shop Road
Columbia, South Carolina 29201
Phone: (803) 765-2940

Project: 22-005 - Sumter Opera House Renovation
21 N Main Street
Sumter, South Carolina 29150

Prime Contract Potential Change Order #003: CO #3: Final Base Project GMP Update

TO:	City of Sumter 303 E. Liberty Street Sumter, South Carolina 29150	FROM:	Hood Construction Company, Inc. 1215 Shop Road Columbia, South Carolina 29201
PCO NUMBER/REVISION:	003 / 0	CONTRACT:	1 - Sumter Opera House Renovations Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Charles Stuart (Hood Construction Company, Inc.)
STATUS:	Approved	CREATED DATE:	10/8/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#003 - Update Final GMP Amount
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$17,483,777.00

POTENTIAL CHANGE ORDER TITLE: CO #3: Final Base Project GMP Update

CHANGE REASON: Final Scope

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Overall Project Budget Updated Based on Total Project GMP Status. This Budget is based on drawings and specifications issued as of 6/13/25.

Reference Attached Cost Breakdown with Associated Value Analysis Spreadsheet that is used to modify the overall base budget with slight modifications that are being implemented into the scope of the project to reduce cost.

- Overall Total Project GMP Base Budget: \$24,598,800
- Value Analysis Savings on Above Budget: \$474,500
- Updated Total Project GMP Budget with VA Savings: \$24,124,300
- Deduct Previous Base Contract Through CO #2 Costs Implemented To Date: (\$6,640,523)

TOTAL THIS CO: \$17,483,777

ATTACHMENTS:

#	Budget Code	Description	Amount
1	O Other	Update Final GMP Amount	\$17,483,777.00
Grand Total:			\$17,483,777.00



PCO #003

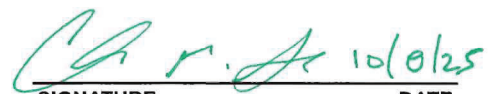
Killis Almond (Almond Architects)
342 Wilkens Ave.
SAN ANTONIO, Texas 78210

City of Sumter
303 E. Liberty Street
Sumter, South Carolina 29150

Hood Construction Company, Inc.
1215 Shop Road
Columbia, South Carolina 29201

SIGNATURE DATE

SIGNATURE DATE



SIGNATURE DATE