

**RESOLUTION NUMBER 989**

**A RESOLUTION APPROVING THE ENTRY OF A  
PURCHASE CONTRACT IN EXCESS OF \$100,000  
(SUMTER OPERA HOUSE RENOVATION PROJECT – PHASE 1A)**

**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:

<b>SUBJECT:</b>	Sumter Opera House Renovation Project – Phase 1a
<b>CONTRACTOR/VENDOR</b>	Hood Construction Columbia, South Carolina
<b>PRICE:</b>	\$5,701,855.00
<b>METHOD:</b>	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 17<sup>TH</sup> DAY OF JUNE 2025, BY SUMTER CITY COUNCIL.**

**CITY OF SUMTER, SOUTH CAROLINA**

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David P. Merchant, Mayor

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James B. Blassingame, Mayor Pro Tempore

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Calvin K. Hastie, Sr., Councilman

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Colin C. Davis, Councilman

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Gifford M. Shaw, Councilman

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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: June 12, 2025

SUBJECT: Opera House Renovations Phase 1a – Auditorium Demo, Sitework, Structural

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Phase 1a pricing of the Opera House Renovation project will include a variety of items with the highlights being remaining interior demolition of Annex and Auditorium, sitework, site utilities, masonry, and structural components for the Annex/Connector Spine.

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.

Hood Construction's construction fee for construction services is 5% and the cost for this portion of the project is \$5,701,855.<sup>00</sup>.

It is our recommendation that we contract with Hood Construction for the Phase 1a construction of the Opera House Renovations in the amount of \$5,701,855.<sup>00</sup>.

CC: Michael Geddings, Director of Public Services



# Sumter Opera House Renovation and Addition GMP 1a Budget

Sumter, SC

PROPOSED CONSTRUCTION SCHEDULE: 14 Months

DESCRIPTION	PHASE 1a GMP Based on Drawings Dated 3/4/25	June 12, 2025 Phase 1a GMP BUDGET
	GENERAL CONDITIONS	
General Requirements	Prorated General Conditions (Supervision, Equipment, Etc.)	\$159,597
Preconstruction	No Change	\$42,500
	GENERAL CONDITIONS SUBTOTAL	\$202,097
	PHASE 1 SITEWORK	
Demolition	Removal of Existing Asphalt Paving, Curb & Gutter	\$133,469
Earthwork	230CY of Cut/Fill, 80CY Exported Soils and 690SY Fine Grading	\$38,567
Erosion Control	Silt Fence, Construction Entrance, Concrete Washout, Inlet Protection and SWPPP Maintenance/Inspections	\$25,775
Storm Drainage	Roof Drain Piping from Expansion to Existing Catch Basin, Boots/Connections and Tie In. Excludes Trench Drains (Not Shown on Plans)	\$13,562
Site Utilities	Utilities Based on Updated Site Utility Plan and Details and Final Pricing	\$105,489
Asphalt Paving	550sy Mill/Overlay, 110sy HD Asphalt Profile, 500lf Concrete Curb, Signage, Detectable Pavers, Wheel Stops, Cut/Patch Parking Lot for Generator Conductors	\$88,495
Hardscape	Hardscape Layout Based on C-3. 375sf Bluestone Paving, 370sf Cobble Stone Pavers, 2,750sf Brick Pavers, Concrete Sub Base, Remove/Reinstall/new Pavers at Main Street and Rebuild Existing Planter	\$245,626
Concrete	Remove/Reset Bollards at Main Street. Excludes Concrete Paving	\$5,968
	PHASE 1 SITEWORK GMP BUDGET SUBTOTAL	\$656,951
	PHASE 1 BUILDING	
Demolition	Remaining Interior Demolition at Opera House, D-B and Spine Areas	\$446,107
Concrete	Concrete Slab on Grade and Elevated Deck at Spine/D-B Additions, Concrete Work at Auditorium Stage Area.	\$243,552
Masonry - Structural	Misc. CMU Infill, Foundation Block at D-B Expansion.	\$104,268
Masonry - Restoration	\$500,000 ALLOWANCE Based on Latest Narrative, Specs and Scope. This Allowance Would Include Any Brick Point Up, Rebuilding, Brick Infill, Brick Paint Striping, Brick Cleaning	\$500,000
Steel	Steel Framing at Spine, Steel Framing at D-B Expansion, Staircases and Misc. Steel	\$805,131
Rough Carpentry	Floor Framing/Decking at D-B, Miscellaneous Framing, Infill and Rough Carpentry	\$611,827
Elevators	Opera House: Modernize Elevator #1. New 4 Stop Elevator. D-B Building: New 2 Stop Elevator. Cost Includes Shafts, Power, etc.	\$885,770
Electrical Gear	Cost for Main Electrical Gear Purchase	\$568,495
	PHASE 1 BUILDING GMP BUDGET SUBTOTAL	\$4,165,150
	PHASE 1 TAXES & FEES	
Insurance and Fees	Prorated Based on GMP 1 Total	\$156,140
CM Contingency	CM Contingency ALLOWANCE - Half for Phase 1 GMP	\$250,000
Overhead & Fee	Overhead and Fee @ 5% Based on Phase 1 Total	\$271,517
	TOTAL PHASE 1 GMP BUDGET - BASE CONTRACT (INITIAL DEMO/ROOF) AND GMP 1	\$5,701,855