

RESOLUTION AUTHORIZING A REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF GREENSBORO AND UNION SQUARE CAMPUS INC. FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS IN SOUTH ELM REDEVELOPMENT PROJECT

WHEREAS the City and the Redevelopment Commission have made significant investments in an approximately seven-acre site on the south side of East Lee Street at its intersection with South Elm Street for the purposes of redevelopment;

WHEREAS Union Square Campus, Inc. (USCI) selected the South Elm Street Redevelopment project site for the Union Square Campus and is currently in the process of designing/constructing an 83,000 square foot facility;

WHEREAS In February 2014, City Council passed a resolution of support for the Union Square Campus;

WHEREAS In November 2014, the Redevelopment Commission approved a Sale/Development Agreement with USCI for construction of the first building at the corner of East Lee and Arlington Streets and an option for USCI to acquire an additional parcel at the corner of Lee and South Elm Streets for future construction of a second building;

WHEREAS site-related infrastructure improvements need to be performed in order for the Campus to be constructed;

WHEREAS USCI has selected Rentenbach Constructors Inc. as Construction Manager-at-Risk and a design team that includes JC Waller & Associates, PC for Civil Engineering Services utilizing a competitive process;

WHEREAS construction of the building is scheduled to begin the week of April 13, 2015 and needs to be completed by July 2016 in time for the 2016 academic year;

WHEREAS in an effort to assure that critical infrastructure improvements be completed in time for the opening of the Union Square Campus building, Union Square Campus, Inc. has proposed that the City of Greensboro enter into a Reimbursement Agreement with USCI to coordinate the design and construction of these improvements in conjunction with its ongoing construction.

WHEREAS the total contract amount will be \$638,398: \$430,340 for construction, \$86,068 contingency, and \$121,990 for design. Funding will be provided by the Water Resources, Planning, and Transportation Departments as shown below:

\$516,408	Pipe System Improvements FY15	506-7014-01.6018
\$46,867	Transportation Bond Funds	471-4502-25.5410
\$27,590	Community Development Block Grant	212-2115-17.5410
\$24,100	Parking Funds	543-4530-01.5413
\$23,433	State Highway Allocation Capital Project Fund	402-4531-02.5410

WHEREAS budget adjustments will be necessary to use these funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the City Council approve the Reimbursement Agreement with Union Square Campus Inc. in an amount not to exceed \$638,398.00 and the associated Budget Adjustments.