

RESOLUTION AUTHORIZING AN AMENDMENT TO 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 began in 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 amend the existing Reimbursement Agreement with USCI to coordinate the design and construction of these improvements in conjunction with its ongoing construction.

WHEREAS the Amendment of \$2,407,500.00 will bring the total contract amount to \$3,045,898.00. Funding for the Amendment is shown below:

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| \$775,000 | Parking - Contributions to Non-Governmental Agencies | 543-4530-01.5931 |
| \$390,000 | State Highway Allocation Capital Project Fund | 402-4531-02.5410 |
| \$445,000 | Pipe System Improvements FY15 | 506-7014-01.6018 |
| \$797,500 | Street Improvement Fund | 471-4502-25.6019 |

WHEREAS budget adjustments are 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 \$2,407,500.00 Amendment to the Reimbursement Agreement with Union Square Campus Inc., bringing the total contract not to exceed \$3,045,898.00 and the associated Budget Adjustments.