



Legislation Text

File #: ID 16-0888, **Version:** 1

Resolution Approving Change Order in the Amount of \$222,741 to Construction Contract with Samet Corporation/SRS, Inc. on the Coliseum Fieldhouse Renovation

Department: Coliseum
Council District: 1

Public Hearing: N/A
Advertising Date/By: N/A

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PURPOSE:

City Council is requested to approve a change order to the following contract with Samet Corporation / SRS Inc., the Construction Manager at Risk (“CMAR”) building the new Fieldhouse at the Greensboro Coliseum Complex. The new Fieldhouse will be the home venue for the Greensboro Swarm, the Charlotte Hornets’ new NBA Development League franchise. The CMAR has worked closely with their sub contractors, architectural and engineering firms and Coliseum staff to insure this building is completed by October 31, 2016 with the Swarm taking occupancy November 1, 2016 for the November 12 home opener.

Renovations include building new ‘back of house’ support rooms including dressing rooms, coaches’ offices, medical room, media work room, offices, laundry facilities, team storage, a new public entrance/box office lobby and additional public restrooms. Renovations will also include new scoreboards, basketball goals, courtside and bench chairs, and a retractable seating system.

As Samet/SRS began the excavation process through their sub-contractor, on the north side of the Fieldhouse (the new back of house space) and on the south west side at the new entrance and lobby, the contractor discovered a significant amount of unsuitable soil in several of these locations which required a change order to their contract. The unsuitable soil had to be removed, discarded, and the dirt was replaced with new dirt along with a flow-fill material and more new dirt. Additional minor change orders included up-grading the existing fire alarm system which was required by the Fire department and replacing the existing fabric roof material that was intended to be reused but was damaged during wind storms in July after construction had already started.

The CMAR contract change order with Samet / SRS will be in the amount of \$222,741.00 or approximately 3.8% over and the original contract amount.

M/WBE Sub contractors were awarded approximately 22.9% of this change order work, 6.2% MBE and 16.7% WBE.

BACKGROUND:

City Council approved the original contract with Samet/SRS to build the Fieldhouse at their April, 5, 2016 meeting.

Coliseum management assembled a seven-member committee to review each CMAR proposal. The committee met on November 20, 2015 to review each proposal and independently rank each company. The committee voted to recommend to the City Council, at its Dec 15, 2015 meeting, to approve the Coliseum to enter into a contract with Samet/SRS to work with the design team to provide plans/cost estimates for the new Fieldhouse in the amount of \$20,000.

On October 27, 2015, Charlotte Hornets Sports & Entertainment, held a public news conference in the Coliseum Special Events Center lobby to announce that the Hornets selected Greensboro as the location for its new NBA Development League franchise. The team will play all 24 home games in the former Pavilion, which will be rebranded and renovated into a basketball Fieldhouse. Charlotte Hornets Sports & Entertainment and Coliseum Complex management have agreed to a 7 year contract with multiple 5-year renewals.

BUDGET IMPACT:

This project is being funded from Hotel/Motel Tax revenues and thus does not have a negative impact to the Coliseum's operating budget. Funding is budgeted in the Coliseum Fieldhouse account 528-7502-01.6013. A budget adjustment is needed to use this account.

RECOMMENDATION / ACTION REQUESTED:

Coliseum Complex Department is requesting that City Council approve this contract change order with Samet / SRS, Inc. in the amount of \$222,741.00