



## Legislation Text

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**File #:** 24-0774, **Version:** 1

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**TO:** Honorable Mayor & Members of the North Port Commission

**FROM:** A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

**TITLE:** Approve First Amendment to Construction Manager at Risk Contract No. 2023-17.004 for Construction Services Contract, Phase II with Jon F. Swift, Inc. in the Amount of \$2,072,007, for Hurricane Ian Repairs at the Morgan Family Community Center.

### **Recommended Action**

Approve First Amendment to Construction Manager at Risk Contract No. 2023-17.004 for Construction Services Contract, Phase II with Jon F. Swift, Inc. in the amount of \$2,072,007, for Hurricane Ian repairs at the Morgan Family Community Center.

### **Background Information**

As a result of impacts from Hurricane Ian, the Morgan Family Community Center building suffered extensive damage attributed to high winds and water intrusion. As outlined in the Halliwell Construction Services report and the Rostan Damage Assessment Report, the following conditions were identified for repair/replacement:

- Extensive roof damage.
- Damage to four (4) air conditioning units.
- Water damage to the tongue and groove hardwood athletic flooring and vinyl cove base.
- The metal roll-up door was dislodged from the wall due to excessive hurricane force winds.
- Water damage to twenty-five (25) sound attenuation panels.
- Gymnasium wall damage.
- Water damage to the ceiling throughout the community center including, damage to several ceiling mounted lights.
- Damage to the exterior oval shade structure.

In consultation with City Administration, the use of the Construction Manager at Risk (CMaR) Continuing Services Contract has been identified as the most expedient path to complete this project. The following describes the CMaR process specific to this project:

- January 29, 2024: Work Assignment No. 2024-25FM was issued to Jon F. Swift, Inc. for the pre-construction phase. During this phase the Contractor evaluates the work required, obtained quotes from applicable contractors, and developed the Guaranteed Maximum Price (GMP).
- April 19, 2024: Jon F. Swift, Inc. submitted the GMP. This Amendment to Contract No. 2023-17.004 presented for approval is for the construction phase of the process. The Project Manager with the Department of Public Works provided a direct selection of Jon F. Swift, Inc. as the preferred CMaR to carry out the project of the Morgan Family Community Center and requests approval of this Amendment to proceed to construction.

The First Amendment to Construction Manager at Risk Contract No. 2023-17.004 for Construction Services Contract, Phase II with Jon F. Swift, Inc. for Hurricane Ian repairs at the Morgan Family Community Center has been reviewed by the City Attorney and is legally correct as to form.

**Strategic Plan**

Infrastructure & Facilities Integrity

**Financial Impact**

Funding in the amount of \$2,072,007 has been allocated in the Parks & Recreation Department Fiscal Year 2024 budget in Project No. IAN22, account number 001-3036-572-46-04.

**Procurement**

Contract 2023-17-004 was procured pursuant to Sec. 2-406 Professional Services selection under the Consultants Competitive Negotiation Act (CCNA), F.S. § 287.055 of the Code of the City of North Port, Florida.

Construction Manager at Risk (CMAR) Process:

Phase One - The Contractor is selected and issued a Work Assignment for the pre-construction phase. Phase Two - The Guaranteed Maximum Price (GMP) for the construction phase was negotiated for Hurricane Ian repairs at the Morgan Family Community Center.

Attachments:

1. First Amendment to Contract No. 2023-17.004
2. Contract No. 2023-17.004
3. Work Assignment 2024-25FM
4. Florida Division of Corporations Document

**Prepared by:** Cheryl Greiner, Business Operations Manager

**Department Director:** Sandy Pfundheller, Parks & Recreation Director