



Cover Memorandum/Staff Report

File #: 26-0736

Agenda Date: 6/9/2026

Item #: 7.G.

TO: Mayor and Commissioners
FROM: Missie Barletto, Director Public Works
THROUGH: Terrence R. Moore, ICMA-CM
DATE: June 9, 2026

APPROVAL OF AMENDMENT NO. 2 TO AGREEMENT RFQ NO. 2024-031 WITH CORE CONSTRUCTION FOR CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR THE POMPEY PARK RECREATION CENTER PROJECT, ESTABLISHING A GUARANTEED MAXIMUM PRICE (GMP) OF \$59,193,363.00

Recommended Action:

Motion to Approve Amendment No. 2 to Agreement RFQ No. 2024-031 with CORE Construction CMAR Services for the Pompey Park Recreation Center project (Public Works Project No. 16-102), establishing a GMP of \$59,193,363.00.

Background:

On May 20, 2025, the City Commission (City) approved Resolution No. 46-25 to award an agreement with CORE Construction (CORE) for CMAR Services for the Pompey Park Recreation Center project pursuant to Request for Qualifications (RFQ) No. 2024-031.

The agreement was to be awarded in two (2) separate phases for the project. The first phase was for Pre-Construction Services and is identified as Phase I. Phase I was approved in the amount of \$212,371.00 during initial award of the agreement, of which \$202,871.00 was paid and the phase is completed. The second phase would be for Construction Services and is identified as Phase II. Phase II was to be awarded following completion of Phase I, and included cost estimating, value engineering, and negotiations to arrive at a GMP, the sum that the contract amount shall not exceed, based on bid documents and specifications.

In accordance with Florida Statutes, representatives from the Purchasing Department and Public Works Department conducted multiple negotiation meetings, including discussing alternates and value engineering options with CORE.

On May 26, 2026, the City and the Community Redevelopment Agency (CRA) held a joint workshop to discuss the negotiated GMP of \$59,390,00.00. At the workshop, the City provided consensus to staff to proceed with independent design of the concession stand with community input. Once design has been finalized within the schedule specified in the agreement, CORE has agreed to build the concession stand at costs with no Construction Manager fee assessed.

Following discussion of the presented GMP, CORE withdrew additional costs related to pre-construction, reducing the GMP to the final amount of \$59,193,363.00.

Construction is currently expected to begin towards the mid/end of 2026 and last approximately 29 months. The Agreement terms will be from the date of full execution through the completion of work and full acceptance by the City.

This motion is in accordance with Code of Ordinances Section 36.02, Commission Approval Required.

Attachments:

1. Amendment No. 2
2. Legal Review
3. Amendment No. 1
4. Original Agreements

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source:

Funding is available from 334-41-340-541-63.28 (Capital Outlay Pompey Pk/Community Ctr) and is provided for by the CRA.

Timing of Request:

Prompt approval is requested to avoid delays in project completion.