



City of Gainesville Agenda Item Report

File Number: 2023-1146

Agenda Date: December 7, 2023

Department: Public Works

Title: 2023-1146 Catalyst Building Renovation Guaranteed Maximum Price Agreement (B)

Department: Public Works

Description: Request for approval of a Guaranteed Maximum Price Agreement with Oelrich Construction, Inc. for Catalyst Building Renovations to relocate Gainesville Fire Rescue Administration.

Fiscal Note: Cost of the renovations are \$457,882 and is funded with the Street, Stations and Strong Foundations Program (1/2 cent infrastructure surtax).

Explanation: Gainesville Fire Rescue (GFR) Administration has been temporarily relocated to the Gainesville Technology Entrepreneurship Center (GTEC) due to the immediate need to vacate their previous space at North East Complex adjacent to the MLK Center and Citizens Field. The North East Complex buildings were past their useful life and were no longer feasible to rehabilitate and renovate.

Following this temporary transition, GFR Administration will move to the Catalyst Building located at 606 SE Depot Avenue. The 22,000 square-foot two-story building is owned by the City and has vacant space available. It will require renovations to meet the needs of GFR, so staff has negotiated a Guaranteed Maximum Price (GMP) with Oelrich Construction, Inc. in the amount of \$457,882 to complete the renovations.

This work includes a full refresh of the interior including but not limited to flooring, wall/office reconfiguration, doors, painting, and electrical and technology renovations. There will be a future phase for hurricane hardening to house the emergency operations center.

Oelrich Construction, Inc. is one of the City's approved construction management at-risk firms for small projects. Oelrich Construction, Inc. is a local, certified service-disabled veteran-owned business. Oelrich Construction, Inc. has experience facilitating similar local projects including at the City of Gainesville Thomas Center and the University of Florida. Work is planned to begin in January and be completed in summer 2024.

Strategic Connection:

- Goal 1: Equitable Community
- Goal 2: More Sustainable Community
- Goal 3: A Great Place to Live and Experience
- Goal 4: Resilient Local Economy
- Goal 5: “Best in Class” Neighbor Services

Recommendation: The City Commission authorize the City Manager or designee to enter into a Guaranteed Maximum Price Agreement with Oelrich Construction, Inc. in the amount of \$457,882 for Catalyst Building Renovations, subject to approval by the City Attorney as to form and legality.