

MEMORANDUM

DATE: January 26, 2026

TO: Honorable Mayor and City Commission Members

VIA: James Slaton, City Manager

FROM: Deena Drumgo, Assistant City Manager

SUBJECT: 1st Street Project (Park Avenue to Orange Avenue Streetscape) – Guaranteed Maximum Price (GMP) with Gomez Construction

SYNOPSIS: The City Commission will consider approving the GMP with Gomez Construction for 1st St. Streetscape between Park Avenue and Orange Avenue.

RECOMMENDATION

It is recommended that the City Commission take the following actions:

1. Approve the Guaranteed Maximum Price (GMP) with Gomez Construction for 1st Street Project (Park Avenue to Orange Avenue).
2. Approve budget amendment in the amount of \$433,798.73.
3. Authorize the City Manager to execute the necessary documents on behalf of the City.

BACKGROUND

At the October 7, 2025 City Commission Meeting, an On-Call Construction Manager Services Contract was approved with Gomez Construction. Based on their relevant experience and financial proposal, Gomez Construction was recommended for horizontal projects (i.e. streetscapes). The goal of the 1st Street Project is to update and enhance Lake Wales' historic Downtown through revitalization efforts.

As part of the CMAR project, subcontractor bid packages were publicly advertised for 30 days on multiple platforms to multiple subs in the area. One proposal was received each for the Concrete, Electrical, MOT, Pavers, Site and the Striping & Signage packages and two proposals were received for each of the Quality Control and Survey packages. All bidders provided all required forms for these scopes. No bids were received for Hardscape items; however, Gomez received material quotes from the manufacturers.

The mobilization costs for Gomez are \$189,660, which includes the previously agreed upon cost for pre-construction services of \$18,700, the general conditions of \$154,275 and the bonds/insurance of \$16,685. Total mobilization (line item #1) also includes all sub mobilizations.

The Guaranteed Maximum Price (GMP) for this project is \$1,183,798.73. The City was awarded a U.S. Housing and Urban Development (HUD) Grant in the amount of \$750,000 through Congressman Soto's Office. The difference of \$433,798.73 will be covered by Multi-Modal Impact Fees.

FISCAL IMPACT

The fiscal impact is \$433,798.73, which will be paid out of Multi-Modal Impact Fees.

ATTACHMENTS

GMP Narrative
GMP Spreadsheet
GMP Contract Amendment