



City of Eustis

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TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

DATE: June 18, 2026

RE: Resolution Number 2026-54: Budget Amendment in the amount of \$200,000 to the Adopted 2025/2026 Budget for the Building Fund

Resolution Number 2026-55: Approval of a Guaranteed Maximum Price (GMP) of \$1,582,155 for construction management services for Phase 1 renovation of the Construction Services Complex located at 21 N Grove Street

Introduction:

The City has received a Guaranteed Maximum Price (GMP) proposal from Faden Builders, Inc. for the construction of the Construction Services Complex Phase 1 Renovations in the amount of \$1,582,155. The current Capital Improvement budget balance is \$1,407,547.

Background – Resolution Number 2026-54:

Staff is requesting a budget amendment to the Building Fund's Adopted FY 2025/2026 budget in the amount of \$200,000 to cover the remaining GMP amount and contingency. These funds will be transferred from the Building Fund balance which has adequate funds to cover this transfer.

Background – Resolution Number 2026-55:

The Building Department, Engineering and Public Works teams have prepared construction documents utilizing city staff and continuing services agreements with engineering firms to obtain a GMP for the Phase 1 Renovation of the Construction Services Complex.

The scope of work and timing constraints for the modifications does not lend itself to a conventional "design, bid, build" delivery method, therefore, City staff requested a Guaranteed Maximum Price (GMP) from Faden Builders Inc. who provided assistance with the scope of work and construction techniques for this project. Faden Builders was awarded a Continuing Construction Manager At-Risk (CMAR) Contract in accordance with the City's purchasing policy (RFQ 004-26).

The CMAR delivery method includes a GMP for the project based on sub-contractor bids, general conditions costs and profit. Faden Builders, Inc. submitted a GMP of \$1,582,155 for the renovation of Phase 1 of the Construction Services Complex. This price includes materials, labor, equipment and project supervision.

As this expenditure is in excess of \$100,000, it requires authorization for the City Manager to execute an agreement with Faden Builders, Inc.

Recommended Action:

Staff recommends approval of Resolution Number 2026-54 budget amendment to fully fund the GMP.

Staff recommends approval of Resolution Number 2026-55 to engage Faden Builders, Inc. for the Phase 1 renovation of the new Construction Services Complex.

Budget and Staff Impact:

The FY2025/2026 budgetary impact is an increase in expenses for the Building Fund in the amount of \$200,000.

\$1,407,547.45 is included in the approved 2026-2027 CIP. The available funds are described as follows:

\$1,017,547.45 from 020-1520-524-60-62 - Building Capital Improvement budget
\$390,000 from 010-8600-522-60-06 - Fire Administration Capital Improvement budget

Upon approval of the Resolution #2026-54 \$200,000 Budget Transfer, the revised project budget total is \$1,607,547 which includes a \$25,392 contingency.

Prepared By:

Robert Harper, Director of Construction Services

Reviewed By:

Miranda Burrowes, Deputy City Manager