




**City of North Port  
PARKS & RECREATION DEPARTMENT  
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[www.cityofnorthport.com/parksandrecreation](http://www.cityofnorthport.com/parksandrecreation)



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document  
Date: 2024.08.12 10:35:55-0400  
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FROM: Sandy Pfundheller, Parks & Recreation Director   
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THROUGH: Juliana B. Bellia, Assistant City Manager 

SUBJECT: Morgan Family Community Center – Storm Repair Update

DATE: August 9, 2024

The following provides a chronological order of pertinent action items related to the Morgan Family Community Center (Morgan Center) storm repairs and anticipated project schedule moving forward:

- May 23, 2023 - approval of Continuing Services Contract for Construction Manager at Risk (CMaR) Preconstruction Services, Phase 1, for Contract No. 2023-17.004 With Jon F. Swift, Inc.
- October 31, 2023 – Direct Select of Construction Manager at Risk with Jon F. Swift, Inc. to carry out the Hurricane Ian Damage Repairs to various facilities and sites, including Morgan Family Center, approved by Senior Purchasing Administrator.
- January 29, 2024 – award of work assignment 2024-25FM to Jon F. Swift, Inc. to provide pre-construction services and provide a guaranteed maximum price (GMP) for repairs to the Morgan Family Community Center to address Hurricane Ian damage.
- April 19, 2024 – the GMP for the Morgan Family Community Center was received from Jon F. Swift, Inc. for a total of \$2,072,007 to complete repairs/replacement of the Morgan Center roof, AC system, gymnasium floor, ceilings, acoustical tiles, and lighting.
- May 14, 2024 - a budget amendment was approved to ensure sufficient funding was in place to support a contract amendment for the completion of repairs to the facility.
- July 9, 2024 – approval of the 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.
- July 12, 2024 – issuance of Notice to Proceed/PO to Jon F. Swift, Inc.

Currently, Jon F. Swift, Inc., CMaR, is working through the scope of the project and various sub-contractor procurement items to develop the work schedule in its entirety. Priority has been placed on the repairs to the roof and HVAC units which is shown below as part of the initial phase of work and is contingent upon the weather.

Phase One	
Gymnasium Roof	August 16 – August 30
HVAC Units	September 3 – September 24
Low Roof	September 4 – October 2
Canopy	October 3 – October 10

As documented in First Amendment, Substantial Completion of the project is expected within 180 days from the Notice to Proceed/PO, with Final Completion 30 days later. Based on this, it is anticipated that all repairs will be completed no later than February of 2025.

Please let me know if you have any questions or need additional information. Thank you.