

**MEMORANDUM**

**TO:** MAYOR AND CITY COMMISSION  
**FROM:** CITY ATTORNEY'S OFFICE  
**DATE:** May 4, 2026  
**RE:** **Guaranteed Maximum Price Amendment to Construction Manager at Risk Agreement with Rodda Construction, Inc. for Construction of Fire Station 8**

On July 21, 2025, the City Commission approved a Construction Manager at Risk Agreement with Rodda Construction, Inc. for the construction of the new Fire Station 8. The project will include all necessary sitework, building construction and installation of required equipment. Fire Station 8 is a three-bay fire rescue station planned for construction at the corner of Sleepy Hill Road and Mall Hill Drive in north Lakeland. The facility will house an Advanced Life Support (ALS) fire engine, a quick response ALS emergency medical vehicle, and an incident supervisor.

Under the Construction Manager at Risk Agreement, Rodda has worked with the architect for the project to assess constructability, engage in value engineering and develop a Guaranteed Maximum Price (GMP) Amendment for the project for approval by the City Commission. Now that the plans and project budget are finalized, Rodda has provided the attached proposed GMP Amendment in the amount of \$7,442,873. This GMP Amendment includes all sitework and vertical building construction activities associated with the project.

To maintain the GMP within the approved budget for the project, City staff worked with Rodda on the following value-engineered cost reductions:

- Provide roll-up doors in lieu of four-fold model FF70 doors.....(\$176,389.00)
- Install conventional concrete sealer in mechanical/electrical rooms in lieu of textured urethane.....(\$6,784.00)
- Utilize alternative interior sign manufacturer.....(\$9,958.00)
- Eliminate sloped metal roof structures and replace with flat structure/TPO.....(\$49,394.00)
- Alternative light fixture package.....(\$33,702.00)
- Alternative plumbing fixture package.....(\$20,000.00)
- Alternative oil/water separator (w/o alarm).....(\$21,200.00)
- Eliminate alarm from grease trap.....(\$7,950.00)
- Total.....(\$325,377.00)

Once the building permit and other governmental approvals are obtained, construction will begin within fifteen (15) calendar days of issuance of the Notice to

Proceed. Substantial completion will occur no later than 395 calendar days from the date of commencement of construction.

It is recommended that the City Commission approve the attached Guaranteed Maximum Price Amendment with Rodda Construction, Inc. in the amount of \$7,442,873 for the construction of Fire Station 8 and authorize the appropriate City officials to execute the Amendment and all associated documents on behalf of the City.

Attachments

 **AIA** Document A133<sup>®</sup> – 2019 Exhibit A**Guaranteed Maximum Price Amendment**

*This Amendment dated the day of in the year Two Thousand Twenty Six, is incorporated into the accompanying AIA Document A133TM 2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the day of in the year Two Thousand Twenty Six (the "Agreement")*

*(In words, indicate day, month, and year.)*

for the following **PROJECT**:

*(Name and address or location)*

City of Lakeland New Fire Station  
Sleepy Hill Rd & Mall Hill Dr, Lakeland, FL

**THE OWNER:**

*(Name, legal status, and address)*

City of Lakeland  
228 S. Massachusetts Ave, Lakeland, FL 33801

**THE CONSTRUCTION MANAGER:**

*(Name, legal status, and address)*

Rodda Construction, Inc.  
250 E. Highland Dr, Lakeland, FL 33813

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**ARTICLE A.1 GUARANTEED MAXIMUM PRICE****§ A.1.1 Guaranteed Maximum Price**

Pursuant to Section 5.2.1 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

**§ A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed Seven Million Four Hundred and Forty-Two Thousand Eight Hundred Seventy-Three Dollars and Zero Cents (\$ 7,442,873.00 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

**§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager’s contingency; alternates; the Construction Manager’s Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.  
*(Provide itemized statement below or reference an attachment.)*

Refer to Exhibit B

**ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**

**§ A.2.1** The date of commencement of the Work shall be:  
*(Check one of the following boxes.)*

- The date of execution of this Amendment.
- Established as follows:  
*(Insert a date or a means to determine the date of commencement of the Work.)*

Upon receipt of all Governmental Permits & Notice to Proceed from Owner

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

**§ A.2.2** Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

**§ A.2.3 Substantial Completion**

**§ A.2.3.1** Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:  
*(Check one of the following boxes and complete the necessary information.)*

- Not later than Three Hundred Ninety-Five ( 395 ) calendar days from the date of commencement of the Work.
- By the following date:

<b>Portion of Work</b>	<b>Substantial Completion Date</b>
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**ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**

**§ A.3.1** The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

**§ A.3.1.1** The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Refer to Exhibit B			

**§ A.3.1.2** The following Specifications:  
*(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)*

N/A

Section	Title	Date	Pages
N/A			

**§ A.3.1.3** The following Drawings:  
*(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)*

N/A

Number	Title	Date
N/A		

**§ A.3.1.6** Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:  
*(Identify each assumption and clarification.)*

Refer to Exhibit B

**§ A.3.1.7** The Guaranteed Maximum Price is based upon the following other documents and information:  
*(List any other documents or information here, or refer to an exhibit attached to this Amendment.)*

Exhibit B Budget

This Amendment to the Agreement entered into as of the day and year first written above.

\_\_\_\_\_  
 OWNER (Signature)

\_\_\_\_\_  
 (Printed name and title)



\_\_\_\_\_  
 CONSTRUCTION MANAGER (Signature)

BY: J. Jason Rodda, President / CEO

\_\_\_\_\_  
 (Printed name and title)



**City of Lakeland**

Fire Station #8

GMP

4/22/26

**Site Preparation**

Site Preparation	\$	720,989
Traffic Signalization	\$	159,530
Retaining Wall	\$	88,500
<b>division total</b>	<b>\$</b>	<b>969,019</b>

**Site Accessories**

Fencing	\$	72,242
Landscape / Irrigation / Sod	\$	78,199
Bike Racks	\$	2,500
Flagpole	\$	9,553
Site Concrete / Sidewalks	\$	69,900
<b>division total</b>	<b>\$</b>	<b>232,394</b>

**Concrete / Masonry**

Concrete	\$	530,825
Masonry	\$	431,360
<b>division total</b>	<b>\$</b>	<b>962,185</b>

**Metals**

Structural Steel	\$	270,000
Miscellaneous Metals	\$	7,500
Light Gauge Trusses	\$	47,098
Aluminum Trim	\$	20,000
<b>division total</b>	<b>\$</b>	<b>344,598</b>

**Wood / Plastic**

Carpentry	\$	50,000
Finish Trim	\$	12,000
Millwork / Tops (includes dorm cabinets)	\$	78,667
<b>division total</b>	<b>\$</b>	<b>140,667</b>

**Thermal Protection**

Roofing (TPO and metal)	\$	213,550
Joint Sealants	\$	9,500
Waterproofing	\$	16,745
Spray & Core-Fill Insulation	\$	15,700
	<b>division total</b>	<b>\$ 255,495</b>

**Openings**

Storefront / Curtainwall / Glass	\$	188,600
Overhead / Four-Fold Doors (FF70 w/ level E glass)	\$	258,230
Doors / Frames / Hardware Material	\$	122,714
Doors / Frames / Hardware Installation	\$	35,000
	<b>division total</b>	<b>\$ 604,544</b>

**Finishes**

Metal Studs (exterior and interior) / Exterior Sheathing / Drywall	\$	150,950
Painting	\$	68,100
Sealed Concrete / Resinous Floor / Epoxy / ESD	\$	115,600
Carpet / Tile / Resilient Flooring	\$	54,775
Stucco	\$	126,900
Acoustical Ceilings	\$	32,326
	<b>division total</b>	<b>\$ 548,651</b>

**Specialties**

Toilet Accessories / Fire Extinguishers	\$	7,999
Window Treatment	\$	3,794
Miscellaneous Specialties	\$	5,000
Interior Signage - ADA / room IDs	\$	11,892
Exterior Signage	\$	16,051
Ready Racks (34)	\$	17,240
Range / Ice Maker (under-counter) / Dishwasher / Pot & Pan Rack	\$	14,579
Laundry Equipment (residential)		by owner
	<b>division total</b>	<b>\$ 76,555</b>

## Systems

Fire Sprinklers	\$	70,012
Plumbing	\$	509,750
HVAC / Hood	\$	995,000
Alert System		by owner
Electrical / Fire Alarm / Low Voltage Rough-in / Horizontal Cabling, Camera and WAP Wiring	\$	943,710
<b>division total</b>	<b>\$</b>	<b>2,518,472</b>
<b>Subtotal</b>	<b>\$</b>	<b>6,652,580</b>
<b>General Conditions</b>	<b>\$</b>	<b>390,420</b>
<b>Contingency</b>	<b>\$</b>	<b>250,000</b>
<b>5% Construction Management Fee</b>	<b>\$</b>	<b>364,650</b>
<b>Subtotal</b>	<b>\$</b>	<b>7,657,650</b>
<b>Builders Risk Insurance</b>	<b>\$</b>	<b>23,300</b>
<b>General Liability Insurance</b>	<b>\$</b>	<b>28,500</b>
<b>Bond</b>	<b>\$</b>	<b>58,800</b>
<b>TOTAL WITHOUT ALTERNATE OPTIONS</b>	<b>\$</b>	<b>7,768,250</b>

### alternate options (amounts include all mark-ups / fees):

1. provide roll-up bay doors in lieu of four-fold model FF70	\$	(176,389)
2. install conventional concrete sealer in mechanical / electrical rooms in lieu of textured urethane	\$	(6,784)
3. utilize alternative interior sign manufacturer	\$	(9,958)
4. eliminate sloped metal roof structures and replace with flat structure / TPO	\$	(49,394)
5. alternative light fixture package	\$	(33,702)
6. alternative plumbing fixture package	\$	(20,000)
7. alternative oil / water separator (w/o alarm)	\$	(21,200)
8. eliminate alarm from grease trap	\$	(7,950)

**PROJECT TOTAL WITH ALTERNATE OPTIONS** **\$ 7,442,873**

### clarifications

1. the above pricing is based on CPZ Architects, Inc. "City of Lakeland - Fire Station #8" Permit documents dated 1/26/26, Addendum #1 dated 3/2/26, Permit Response #1 dated 3/4/26 and Revision #3 dated 3/26/26
2. the above pricing does not include design fees of any kind
3. the above pricing does not include permit, impact, utility, connection or any other governmental or regulatory fees
4. the above pricing does not include testing or special inspections of any kind
5. the above pricing does not include any furnishings, fixtures or equipment other than what is specifically listed
6. no fiber or fiber raceways are included
7. rough-in for all low voltage systems that are shown is included; horizontal cabling, WAP wiring and installation, camera wiring, post rack, ladder tray and patch cables are included; *not included* is WAPs, cameras and camera installation, network equipment, switches, paging, intercom, CCTV, AV, access control
8. fuel for generator is not included



