



City of Tampa

Jane Castor, Mayor

Department of Logistics and Asset Management

Adriana M. Colina, Director

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Date: February 20, 2026
To: The Honorable Alan Clendenin, Chairman, and Members of Tampa City Council
Through: Jean Duncan, Administrator, Infrastructure & Mobility
From: Adriana M. Colina, Director, Logistics & Asset Management Department (LAM)
Subject: City Council Session on March 5, 2026, Under Staff Reports and Unfinished Business: **OnBase Key No. 20882: Part 1 of 2.** A resolution approving a Design-Build services Agreement with a Guaranteed Maximum Price for Contract 22-C-00011-GMP01 Fleet Maintenance Decentralization Project - 40th St. - Design-Build between the City of Tampa and the A.D. Morgan Corporation, in the amount of \$16,346,274; authorizing the Mayor to execute said Agreement on behalf of the City of Tampa; providing an effective date.

OnBase Key No. 20885: Part 2 of 2. A resolution appropriates an additional \$6,863,085 within the Non Ad Valorem Bonds CIP Fund - Future Debt for use by the Fleet Maintenance Decentralization - 40th Street Project. This financial resolution also realigns \$451,020 from the Fleet Maintenance Decentralization - 40th Street Project to the Water Distribution Program Project within the Water Renewal & Replacement Fund.

This detailed memorandum is being provided in lieu of an appearance by staff.

1. **Contract Title: 22-C-00011- GMP01, Fleet Maintenance Decentralization Project – 40th Street – Design Build**
 - a. Contractor/Firm: The A.D. Morgan Corporation
 - b. Address of Project: 3707 E. Lake Ave. Tampa, FL 33605
 - c. Dollar Amount: \$18,421,100
 - d. Number of bidders/submitters: 3
 - e. Why was the awardee selected: Selected Pursuant to FS 287.055 CCNA (Consultants' Competitive Negotiation Act).
2. **Business Case:** The Project provides for the design and construction of approximately 26,550-square-foot multi-use facility in support of the LAM/Fleet Maintenance Division, Water Department, Mobility Department operations, Contract Administration, and HR/Risk Management training function. This will improve operational efficiency through the co-location of critical support services.
Heavy Equipment Maintenance
 - Relocation of the Fleet Maintenance Heavy Equipment line into a dedicated 10-bay, 15,496-square-foot service area.

- This Fleet Facility will support citywide heavy-equipment maintenance, excluding the Fire, Solid Waste, and Wastewater departments.
- Dedicated space allows for specialized repairs, improved workflow, and reduced equipment downtime.

Operational Benefits

- Improved fleet uptime and availability.
- Reduced repair delays and maintenance backlogs.
- Optimized maintenance scheduling through better space utilization and separation of heavy- and light-duty operations.

Location Advantages

- Reduced travel time from the existing fleet facility.
- Lower labor costs associated with vehicle transport.
- Decreased accident risk due to reduced vehicle movement across the city.
- Faster response times to departmental maintenance needs.

Mobility Operations and Warehouse

- Relocation of Mobility Traffic Signal Operations and Warehouse into approximately 12,556 square feet.
- Improves coordination, equipment storage, and logistical support for traffic signal operations.

HR/ Risk Management Training Department Relocation

- Relocation of the Training Department from the Fire Training Facility on 34th Street.
- Enhances accessibility, cross-department coordination, and workforce development.

3. **Equal Business Opportunity (EBO) Statement:** The EBO subcontract goal for GMP-01 has been calculated and subsequently confirmed by the Goal Set Review Committee at a 24% SLBE goal. The Design/Build contractor has acknowledged the narrowly tailored EBO subcontract goal.
4. **Sustainability and Resiliency:** All new construction for this project shall make the best use of all applicable and sustainable materials and methodologies to reduce operating costs.
5. **Community Engagement:** The Construction Administration Department (CAD) and Construction, Engineering, and Inspection (CAD-CEI) division will assist the Firm in the communication efforts to ensure transparency and integration of the stakeholders.
6. **Project:** This is a Design-Build project. A full-time City of Tampa Construction Inspector will be on-site during the project to ensure the construction quality. The contract is scheduled for 423 consecutive calendar days. The Trimble project management software system will be used to optimize schedule and cost monitoring. The City of Tampa recently purchased this software, which is a premier system for construction project management.
7. **Fiscal Impact Statement:**
 - a. **Part 1 of 2:** This resolution provides funding in the total amount of \$16,346,274 for a design-build award for the Fleet Maintenance Decentralization - 40th Street project from within the Non Ad Valorem Bonds CIP Fund – Future Debt in the amount of \$12,957,284.13 and the Water Renewal & Replacement Fund in the amount of \$3,388,989.87.

- b. **Part 2 of 2:** This financial resolution appropriates an additional \$6,863,085 within the Non Ad Valorem Bonds CIP Fund - Future Debt for use by the Fleet Maintenance Decentralization - 40th Street Project. This financial resolution also realigns \$451,020 from the Fleet Maintenance Decentralization - 40th Street Project to the Water Distribution Program Project within the Water Renewal & Replacement Fund.

If you have any questions, please contact Adriana Colina at (813) 348-1150.

cc: John Bennett, Chief of Staff
Scott Steady, City Attorney, Legal Department
Dennis R. Rogero, Jr., Chief Financial Officer, Revenue and Finance Department
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