



**City of North Port  
PARKS & RECREATION DEPARTMENT  
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TO: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager  
FROM: Sandy Pfundheller, Parks & Recreation Director  
THROUGH: Juliana B. Belia, Assistant City Manager  
SUBJECT: Morgan Family Community Center – Gymnasium Flooring Update  
DATE: February 14, 2024

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As you know, staff developed a plan to expedite the replacement of the Morgan Family Community Center gymnasium flooring that had been removed due to damage from Hurricane Ian. With the permanent rooftop A/C units also damaged during the storm, this potential solution involved securing temporary air conditioning units to regulate the temperature and control the indoor environment prior to installation of the wood floor. The temporary system would remain active and operational until the permanent repairs were made on the rooftop systems.

Post Hurricane Ian roofing contractors made concerted efforts to dry-in the gymnasium by wrapping and tarping the storm damaged units to prevent water intrusion in the gym. Unfortunately, staff recently discovered an additional roof leak that has now compromised the installation of the new wood flooring. As such, staff requested that Purchasing cancel RFB 2023-26 Replacement Gym Floor at the Morgan Center and the corresponding Purchase Order #50106 for Athletic Resources.

Facilities Maintenance has diligently been working on direct selecting Construction Managers at Risk (CMaR) for numerous park locations that experienced storm damage, including the Morgan Center. Work assignment 2024-25FM was awarded to Jon F. Swift, Inc. for Hurricane Ian Damage Repairs at the Morgan Center. Although the gym floor was originally bid separately, and not included in the scope of services for this CMaR, staff reached out to Jon F. Swift, Inc. regarding the gym floor replacement and there was agreement to add this hurricane damaged area to their scope of service at no additional cost. Pricing for the replacement gym floor will be included in the final GMP proposal currently in development. Staff anticipates this proposal being presented to Commission for approval in June of 2024.

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