



Agenda Item Summary

File #: 25-00318

Agenda Date: 7/8/2025

Agenda Item Name:

Second Amendment to Agreement with The Lunz Group Inc. (11814) for Architectural and Engineering (A&E) Services for Alachua County Fire Stations.

Presenter:

Travis Parker, Facilities Management Director, 352.374.5289
Theodore White, Procurement Manager, 352.374.5202

Description:

Second Amendment to Agreement with The Lunz Group Inc. (11814) for A&E Services for the re-use of the Prototype Station design and additional site-specific cost for Fire Station 3, located at San Felasco, Tech City location, Parcel 05844-044-004, in the amount of \$243,000.00, for Facilities Management. Also, Fiscal Services is requesting approval of Budget Amendment to move the funds.

Recommended Action:

Approve and authorize the Chair to execute Second Amendment to Agreement 11814 with The Lunz Group Inc. in the amount of \$243,000.00 and direct staff to NOT issue a Task Authorization for Fire Station 3 until the County and The Laser Investment Group, LLC enter into the Donation Agreement. Also, Fiscal Services is requesting approval of Budget Amendment 25-2271 to move the funds.

Prior Board Motions:

March 28, 2023, the Board approved the First Amendment to Agreement 11814 with The Lunz Group Inc. for Architectural and Engineering (A&E) Services for Alachua County Fire Stations. Item 23-0578.

May 11, 2021, the Board approved the execution of the Agreement 11814 for Professional Services with The Lunz Group Inc. for A&E Services for the design of Alachua County Fire Station(s). Item 21-0229.

August 25, 2020, the Board approved the ranking of Consultant's Competitive Negotiations Act (CCNA) Request for Proposal (RFP) 20-950 Professional Services for Fire Stations and authorized staff to negotiate an agreement with the highest ranked Professional, The Lunz Group Inc. Item 20-0456.

Fiscal Note:

The cost for the design of the 3rd Station located at San Felasco, Tech City location, Parcel 05844-044-004, is \$243,000.00. The attached budget amendment associates the budget necessary for this contract amendment to the appropriate project number. 310.54.5480.522.62.00 (Capital - Buildings), project number 9215401.

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

On May 11, 2021, the Board of County Commissioners entered into a professional Services Agreement for Fire Station Design, identified by Agreement No. 11814. Section 3.2 of the executed agreement, stated, “The Architect shall provide Services for all or some of the Fire Stations listed below; the Services may be provided under a single task authorization or multiple task authorizations and may include all or a portion of the Services listed above.

Sites shall be within a 3-mile radius of the addresses/locations noted below”:

- 3.2.1. 10404 SW 24th Avenue, Gainesville, FL (the “Prototype Station”) - Station 80
- 3.2.2. 12825 NW US Highway 441, Alachua, FL (“Subsequent Station #1)
- 3.2.3. I-75 at NW US Highway 441, Alachua, FL (“Subsequent Station #2)
- 3.2.4. Hawthorne Rd (SR 20) at CR 234, Rochelle Community, Unincorporated Alachua County (“Subsequent Station #3).

The County does not own the Tech City property, which is the proposed location for Fire Station #3, and, therefore, cannot authorize The Lunz Group to access the site to perform any testing or inspections that may be needed to design Fire Station #3. The County and the owner of the site, The Laser Investment Group, LLC, have been negotiating a donation agreement by which the owner would donate the property to the County on the condition that the County use the site for Fire Station #3 (see attached Donation Agreement). Staff expects the parties will enter into the Donation Agreement soon. Currently, the property is not suitable for the construction and operation of a Fire Station. The Donation Agreement would establish the terms and conditions that must be satisfied by the owner in order for the County to accept the property. The Donation Agreement allows the owner up to one year for the owner to satisfy those conditions and for the County to accept the property. The Donation Agreement may be approved and signed by the County Manager, but it provides that only the Board may accept the property during the one year period. The Donation Agreement grants the County and its contractors, like the Lunz Group, access to the property for inspections and testing. Therefore, if the Board were to approve the Second Amendment to the Agreement with the Lunz Group, the Board should instruct staff to not issue a Task Authorization to The Lunz Group for Fire Station #3 until the County and The Laser Investment Group, LLC enter into the Donation Agreement. This will provide access for the Lunz Group to perform its design work for the site. Please note that once the County authorizes the Lunz Group to proceed, the County will be obligated to pay for services authorized and provided under the Second Amendment regardless of whether the County ever acquires the Tech City property.