



WHERE GRAND MEETS UNBELIEVABLE



# Grand Concourse Expansion Presentation

March 10, 2026

# Agenda

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- **Project Timeline & Team**
- **Citizens Oversight Committee**
- **Guaranteed Maximum Price**
- **Action Requested**



# Project Timeline



- ✓ **BCC Approved \$560 million Budget** - October 3, 2023
- ✓ **BCC Approved Reinstatement Agreement** - November 28, 2023
- ✓ **BCC Approved Turner as CMAR** - October 8, 2024
- ✓ **Enabling Package Received** - July 2025
- ✓ **90% Design** - August 2025
- ✓ **Enabling GMP to BCC on Consent** - September 16, 2025
- ✓ **Enabling Work Began** - October 2025
  - **100% Design** - November 2025
  - **BCC Approves DA Contract \$2.5 million** - December 2025
  - **GMP #2 to BCC**- January 27, 2026
  - **Final Construction GMP to BCC** - March 10, 2026

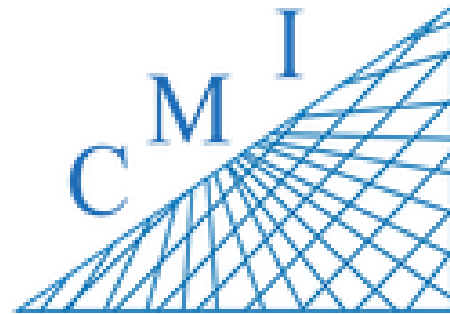


# Project Team

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Owners Project Management Team



Design Team

**POPULOUS® + C.T. HSU A JOINT VENTURE**



# Project Team

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Construction Manager

**Turner**



Geotechnical Engineering,  
Testing and Inspections



Commissioning Agent



# Citizens Oversight Committee

## Objectives



The objective of this committee is to provide an additional layer of transparency, accountability, and community/industry perspective throughout the duration of design and construction.

The individuals selected have extensive and varied experiences and backgrounds in several industries and disciplines that will be beneficial in our objective to achieve the successful completion of the North-South construction project.



# Citizens Oversight Committee

## Members



**Ken Robinson,**  
**Committee Chair**  
President and CEO,  
Dr. Phillips Inc.



**Phil Brown,**  
**Committee Vice-Chair**  
Former CEO of Greater  
Orlando Aviation  
Authority



**Carlos Barrios**  
Principal, Baker-  
Barrios Architects



**Phil Caronia**  
General Manager,  
Rosen Centre Hotel



**Tanisha Nunn Gary, Esq.**  
President and CEO, African  
American Chamber of  
Commerce



**Sibille Hart Pritchard**  
Businesswoman and  
Community Activist



**Ken Wuenschell**  
President, WELBRO  
Construction



# Citizens Oversight Committee Duties & Responsibilities

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**The scope of the Oversight Committee's duties and responsibilities are to:**

- Provide observations, input and advice to the Convention Center management team and administration on project performance.
- Periodically update the Orange County Board of Commissioners (BOCC) throughout the duration of the project.
- Serve as an advisory body for vetting key issues related to the project.
- Help to ensure the project is completed on time and on budget.



# Citizens Oversight Committee



## Timeline

- **February 27, 2025** – Kickoff Meeting
- **June 11, 2025** – Overview of Schedule & Key Milestones
- **September 10, 2025** – Budget updates, design overview and schedule for the enabling work
- **December 10, 2025** – Construction update and enabling work progress, COC approved GMP #2 to be presented to the BCC
- **February 11, 2026** – Overview of all three (3) GMP's COC approved GMP #3 to



# Enabling Guaranteed Maximum Price (GMP #1)



- **October 2024 BCC Approved CMAR**
  - Design Assist/Constructability Review
  - Enabling GMP
- **Enabling**
  - Projects and logistics to prepare for construction
  - Negotiated Enabling GMP \$29,763,896
  - Enabling Work began mid-October 2025



# Owners Direct Purchase Guaranteed Maximum Price (GMP #2)



**Owners Direct Purchase** = Pay directly and save tax on the materials, lock in pricing

Second out of three GMPs

## Key Components of GMP #2

- **Structural Steel & Miscellaneous Metals:** Covering the procurement of all structural steel necessary for a steel mill order.
- **Deep Foundations & Test Pile Program:** Early release of deep foundation work, including test piles, is incorporated for verification of the geotechnical report and pile design.
- **Other Long-Lead Items:** Includes early procurement for electrical gear and mechanical equipment requiring advance release before the main construction GMP and allowing for locking in pricing early to defer escalation.



# Main Construction Guaranteed Maximum Price (GMP #3)



GMP #3 represents the final Guaranteed Maximum Price. This GMP establishes pricing for the remaining scopes of work required to complete the project and follows the previously approved GMP #1 (Enabling Work) & GMP #2 (Owner Direct Purchase).

## Major scope components include:

- Structural concrete and superstructure completion
- Building envelope systems, including roofing, waterproofing, exterior metal panels, curtainwall, glazing, and insulation
- Interior construction and finishes, including partitions, ceilings, flooring, terrazzo, doors, and interior specialties
- Mechanical, electrical, and plumbing systems, including HVAC, plumbing, fire protection, power, lighting, and low-voltage systems
- Vertical transportation, including elevators and escalators
- Sitework, utilities, and landscaping
- Food service equipment and supporting building systems





Cost Summary							
		Enabling GMP		GMP #2 (ODP)		GMP #3 (Construction)	Project Totals
Subtotal		\$21,671,213		\$87,123,354		\$279,309,006	\$388,104,013
<b>Insurance and Bonding</b>		\$565,581		\$2,068,650		\$6,943,886	\$9,578,117
<b>Escalation and Contingency</b>		\$1,098,297		\$4,415,412		\$14,155,380	\$19,669,089
<b>Subtotal – Direct Costs</b>		<b>\$23,335,091</b>		<b>\$93,607,416</b>		<b>\$300,408,272</b>	<b>\$417,351,219</b>
<b>CM Services</b>		\$6,428,806		\$3,510,278		\$45,227,364	\$55,166,448.20
Construction Staff		\$5,495,402				\$33,962,054	\$39,457,456.00
CM Fee	4%	\$933,404	3.75%	\$3,510,278	3.75%	\$11,265,310	\$15,708,992.30
<b>Project Construction Cost Summary</b>		<b>\$29,763,897</b>		<b>\$97,117,694</b>		<b>\$345,635,636</b>	<b>\$472,517,227.20</b>
<b>Owner Soft Cost</b>						<b>\$87,210,092</b>	



# Action Requested

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- Approval of Amendment No. 8, Contract Y24-809, Construction Manager at Risk (CMAR) Services for the Orange County Convention Center Phase 5A Improvements - Grand Concourse, with Turner Construction Company, Inc., in the amount of \$345,524,165, for a revised total contract amount of \$474,007,065.01

